



# THE BUFFALO HISTORY MUSEUM

Buffalo Municipal Housing Authority Report

Part I of the Buffalo Municipal Housing Authority; includes a letter and a report entitled *Request for Slum Elimination and Low cost Housing in Buffalo, New York*, 1935

Accompanies:

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Buffalo Municipal Housing Authority

Part II of the Buffalo Municipal Housing Authority Reports [maps]

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## BUFFALO MUNICIPAL HOUSING AUTHORITY

WILLIAM L. COLLINS, Chairman • LAURENCE E. COFFEY, Vice-Chairman • MOST REV. WILLIAM TURNER, D.D. • GEORGE A. KELLER

1015-1019 CITY HALL  
BUFFALO, N. Y.

ROBERT BOASBERG, Secretary

January 31, 1935.

Mr. Horstio B. Hackett,  
Director of Housing,  
Federal Emergency Administration  
of Public Works,  
Washington, D. C.

Dear Mr. Hackett:

The Buffalo Municipal Housing Authority at this time requests an allocation of \$10,000,000 for "slum elimination and low-cost housing", in the worst of the areas in Buffalo, New York, the thirteenth largest city in the United States.

This first request will be followed by other requests as additional funds become available to expand this rebuilding program. Studies will be continued to determine additional suitable sites for rebuilding.

The results of a careful study of the needs of the slum areas, architectural plans suggesting types of housing suitable to Buffalo, estimates of cost, and a broad selection of possible sites with value of appraisals for 1934 tax purposes are submitted in two parts. Part I consists of 58 pages of a descriptive nature, and Part II contains 81 pertinent maps and charts substantiated by tabulations.

The workers in the building industry need employment, those of low income living in the slum areas need decent housing and the Authority, after careful study, places itself at your disposal to carry out, or co-operate, in any reasonable plan to rebuild the worst sections of the slum areas.

Different than most other large American cities, Buffalo has a small excess of dwelling units. It has 7,284 vacant family units, 4.9 per cent of the total.

Mr. Horatio B. Hackett

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It has 5,176 extra families doubled up with other families, showing an excess of 2,108 family units, or a net vacancy ratio of but 1.4 when these families re-establish their own homes. Marriages deferred during the past three or four years are now taking place. The available family units will shortly be absorbed and others required.

Many of the sections of the slum areas need re-building. Many dwellings are old, 51 per cent being 31 years or older, and 21,643 or 23 per cent are without basements. As many as 3,073 family units lack provision of private indoor water closets and 20,005, tubs or shower baths. A total of 20,564 family units only have cold running water, or no running water at all.

One-fifth or 20.6 per cent of Buffalo's population are foreign-born white, and two-fifths or 39.8 per cent native white of parents born in foreign countries. Less than 2.5 per cent are Negroes or of other Races. Thus, less than two-fifths or 37.1 per cent are white persons born in the United States of parents born in this country.

This brief statement substantiated by the complete report in two parts should indicate the need for housing in Buffalo.

May we request that in anticipation of favorable action by Congress, members of the Washington staff be assigned to Buffalo to study our situation in order that there may be no delay in starting the work in this city.

Very truly yours,

William L. Collins,  
Chairman.

WLC:W

REQUEST FOR SLUM ELIMINATION AND LOW COST HOUSING  
IN  
BUFFALO, NEW YORK  
PREPARED BY THE  
BUFFALO MUNICIPAL HOUSING AUTHORITY  
IN SIX PARTS

SECTION I.  
INTRODUCTION AND HISTORY

SECTION II.  
SOCIAL AND ECONOMIC CONDITIONS

SECTION III.  
THE SEVEN CENSUS TRACTS

SECTION IV.  
THE NINE LOCATIONS

SECTION V.  
ARCHITECTURAL SKETCHES

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SECTION I

INTRODUCTION

AND

HISTORY

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REQUEST FOR SLUM ELIMINATION AND LOW COST HOUSING

IN

BUFFALO, NEW YORK.

The Buffalo Municipal Housing Authority, herewith requests an appropriation of \$10,000,000. at this time for Slum elimination and low cost Housing in Buffalo.

Such an expenditure is essential at this time because so large a number of persons usually working in the building industry are out of employment. It is also important because some parts of the slum area in Buffalo need reclamation badly. These areas have not only depreciated to the point that they have become an economic liability to Buffalo, but they have also become a social menace to the entire population of this community. The rebuilding of these areas would provide decent housing for at least some of the families with limited incomes living in Buffalo.

Areas within the City of Buffalo which are in dire need of rebuilding have been described in the following pages and architectural plans and estimates of costs are included.

Buffalo Municipal Housing Authority

The Authority was created on October 14, 1934 by appointment of the Mayor of Buffalo, as authorized by a resolution passed by the City Council and made possible by State Housing Legislation. The Authority is composed of 5 men representing the different interests of the City:

Chairman, William L. Collins - Vice President  
of Buffalo, Niagara and Eastern Power Co.

Vice-Chairman, Laurence E. Coffey - Attorney  
and a member of the firm of Brown, Ely and  
Richards.

Secretary, Robert Boasberg - Secretary to  
George J. Zimmermann, Mayor of Buffalo.

George A. Keller - President of the Pierce-  
Arrow Buffalo Corporation.

Most. Rev. William Furner - Bishop of the Roman  
Catholic Diocese of Buffalo.

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Buffalo, The City

The number and type of the people living in Buffalo whose efforts over a period of a century have changed the City from a small village with one schoolhouse to a modern American metropolis is of importance in considering this request.

Slightly over one hundred years ago, the City consisted of a few families living in a scattering of houses. The first census was in 1820 and a population of 2095 was enumerated. According to the 1930 census 573,076 lived in Buffalo.

Buffalo is a cosmopolitan City. Large numbers of people living in Buffalo in 1930 were either born in foreign countries, or born in the United States of parents born in foreign countries. One-fifth, 20.6 per cent of the population were foreign-born white. Two-fifths, 39.8 per cent of the population were born in the United States of parents born in foreign countries. Only 2.4 per cent were Negro and 0.1 per cent of other races. Thus, 37.1 per cent were white persons born in the United States of parents born in the United States.

Despite the large number of foreign-born, illiteracy is low, - 2.4 per cent of the population 10 years of age and over.

The fact that Buffalo is a commercial and industrial center and has a heterogeneous population is reflected in the vocational pursuits of its inhabitants, both as to sex and nativity. According to the 1930 census, those 10 years of age and over engaged in gainful occupations represent 50.5 per cent of the total population, 77.1 per cent of the males and 24.4 per cent of the females.

The occupations upon which the people depend for their livelihood are varied. As manufacturing is the principal industry, the proportion of persons who usually work in the manufacturing and mechanical industries is far greater than any other, 40.6 per cent of the gainful workers. Transportation is also important, normally representing 10.5 per cent. Those engaged in trade represent 15.3 per cent and in clerical occupations 12.8 per cent. A total of 10.3 per cent of the people gainfully employed are normally in professional work and in public service; 10.1 per cent in domestic and personal service; and 0.4 per cent in other occupations.

The residences of the low-wage earners consist principally of single and two-family houses. There is a notable absence of tenements such as exist in many American Industrial communities. Approximately 43 per cent of the homes are owned by their occupants. The houses in the residential sections are detached, surrounded by spacious lawns and present a pleasing appearance.

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The City is among the most progressive in the United States. To afford relief to the people from the strain and stress of City life, there is a magnificent municipal park system which comprises a chain of parks almost encircling the City and connected with boulevards and driveways. The total area of the City's parks is 1,700 acres. Local recreation centers and playgrounds, which include skating rinks, toboggan slides, golf courses, tennis courts, and similar outdoor sporting facilities, have been established throughout the City.

For the care and treatment of the sick, there are 13 hospitals with 2,969 beds. The municipal government has a general City hospital and maintains in addition a hospital outside the corporate limits for tuberculosis patients. Public health clinics and dispensaries are operated at central points throughout the City.

Buffalo is one of the centers of art, culture, and learning in the State of New York. It has four institutions of higher education. The University of Buffalo is its oldest educational institution, having an enrollment of approximately 4,000 students in its different branches. One of the largest of New York State teachers' colleges is located in Buffalo. The number of students in attendance totals 1,150 at its regular session and 1,050 at its summer session. Among the other institutions of higher learning are Canisius College with an enrollment of 1,200 students and D'Youville College for women.

The City has two libraries, the Buffalo Public Library and the Grosvenor Library. The Buffalo Public Library has 518,000 volumes and circulates annually 2,500,000 books. It has established a large number of branches in different localities of the City. The Grosvenor Library contains 200,000 volumes and is the fourth largest reference library in the United States.

The Albright Art Gallery, which is a magnificent structure of Ionic-Greek architecture, is the City's center of art. The finest sculpture and paintings are brought to the City and placed on exhibition. An academy of fine arts is conducted at the Albright Art Gallery with 400 students in attendance. The City has also an Historical Museum containing relics of historical significance. There are 350 churches of all denominations in Buffalo.

Buffalo's Museum of Science, a million dollar building located in Humboldt Park, was completed in 1928 at the expense of the City of Buffalo. It is operated, however, by the Buffalo Society of Natural Sciences and is one of the finest museums of its class in the country.

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Buffalo, A City of Diversified Industries

Buffalo occupies a site on the American-Canadian border of the United States at the eastern extremity of Lake Erie and at the head of the Niagara River. Because of the City's strategic location on the nation's great system of inter-connecting inland waterways consisting of the New York State Barge Canal, the Great Lakes, and the Mississippi River, its transportation facilities are unsurpassed. It has direct water connection with the Atlantic seaboard through the barge canal at New York City's harbor and with the Gulf of Mexico through the Chicago Drainage Canal which joins Lake Michigan and the Mississippi River. Eastbound traffic from every port on the Great Lakes must pass through Buffalo's docks where cargoes are trans-shipped either by canal or railroad. There is a similar situation in westward bound traffic. As a consequence, the City serves as a natural marine gateway between the East and the West. The flow of commerce through its port is almost continuous. The handicap to its water traffic is the fact that the port is icebound for three months of the year.

The physical location of Buffalo has made it a point for the meeting of steel railways and waterways. Situated on the natural highway for travel and traffic across the northern zone of the country, it is likewise a local point for railroad transfer and terminus. This has resulted in the City's development into one of the nation's great centers of steam transportation. Eleven of the largest railroad systems of the United States and Canada, a number of which are transcontinental and truck lines, run into the City. For the handling of the enormous traffic pouring in and out of the City, the railroads have 700 miles of track within the City limits with large freight terminals and depots. Modern hoisting and dumping equipment for the rapid transfer and interchange of bulk freight between railroad and lake boats have been installed on the waterfront docks.

Agricultural products, live stock, and limestone are accessible from the surrounding territory. Grains are shipped from the Great Lakes states and the wheat-growing provinces of Canada. Ore is transported at low rates by lake freighters from Northern Michigan and the Superior region. Lumber is obtainable from Southern Ontario, Michigan, Minnesota, and Wisconsin. Coal, coke, and other minerals are close at hand in the Pennsylvania fields situated a short distance from the City.

Through hydro-electric energy generated at Niagara Falls, Buffalo has an inexhaustible supply of power for the operation of industrial plants. This is one of the City's most valuable assets. Prior to 1896 the mighty Niagara Falls, recognized as one of the seven wonders of the world, was chiefly a Mecca for tourists, and Buffalo's principal activities were concentrated on commerce and transportation. In that year, however,

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the production of hydro-electric energy commenced at the falls and brought the dawn of a new industrial era to the City, transforming it into a great manufacturing community. Many new manufacturing enterprises sprang up and others moved to Buffalo to secure the advantages of its cheap power.

The diversity of the industries is due in large measure to the accessibility of cheap power. The principal manufactures are steel, iron, and machine shop products, flour, furniture, and meat packing. Three of the larger steel mills of the country are located at Buffalo with a normal output of 2,000,000 tons of finished products annually. The City is the second largest milling center in the United States; there are 8 flour mills having a daily output of 43,200 barrels. There are 30 furniture factories, 8 large meat packing plants, and 7 live-stock feed manufacturing plants. Buffalo also ranks high in the production of leather goods, clothing, soap, paper and cardboard.

A special feature of Buffalo's manufacturing development has been the promotion of a new type of industries, such as chemical and electro-chemical, rubber, automobile, aircraft, and cement. Much of the chemical machinery for the operation of the plants is produced at machine shops and machine manufacturing enterprises in Buffalo. One of the country's largest tire companies with a capacity of 10,000 tires daily is situated at Buffalo, as are other factories engaged in the manufacture of mechanical rubber goods. Buffalo has five aircraft factories with a combined output of nearly \$15,000,000 annually. It ranks second among the cities in aircraft production. The municipal government maintains an airport with modern equipment for the benefit of nation-wide air traffic and for the encouragement of this newly-developed local industry. The City is a center for the manufacture of automobile parts, and for the assembling of automobiles.

Buffalo's greatest asset is found in its manufacturing industries. Located in Buffalo are 1,361 manufacturing establishments producing 230 different types of manufactured goods.

Buffalo possesses the three vital material factors- transportation, raw materials, and power- which are essential to the upbuilding of a great commercial and industrial center. Its commerce consists principally of the transportation of incoming raw materials and the shipment of outgoing manufactured products. On account of its geographical location on the American-Canadian border and on account of its water and rail connections with the Great Lakes regions, the City has become also an important distribution center. Large cargoes of grain and other products are transported by ship and by carload lots and stored in Buffalo pending their distribution to nearby markets.

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The City has 18 lake elevators, 16 railroad elevators, and a large fleet of bulk freighters for the storage of grain. A large amount of the wheat shipped on the Great Lakes is distributed through its warehouses. Immense consignments of anthracite coal from the Pennsylvania fields arrive in Buffalo to be reshipped while, within the City, are maintained 13 warehouses with provisions for both dry and cold storage of other commodities awaiting shipment and distribution. There is a considerable number of lumber yards in the City for the sorting, drying and reshipping of lumber.

#### History of Slum Clearance in the City

Civic attention in Buffalo began in 1930 to focus on the possibility of getting accurate housing and social statistics concerning slum conditions in the City. Two years later certain phases of slum reconstruction were allowed for in the financing program of the Reconstruction Finance Corporation. Those interested in Buffalo's program did not find the latitude under the R.F.C. setup that was considered essential to completing the proposed local development. Following the passage of the National Industrial Recovery Act in June, 1933 and the creation of a Housing Division of the Federal Administration of Public Works, ways began to open along the lines Buffalo leaders felt should be followed. The New York State Legislature in 1934 passed an act amending the State Housing Law giving legislative acknowledgement to the right of municipalities to appoint Housing Authorities in harmony with NIRA.

Under this legislation, the Buffalo City Council adopted a resolution establishing the Buffalo Housing Authority. At the time that the Authority was provided for by the Council, a variety of plans were afoot for slum clearance in Buffalo. Various schemes for the elimination of slums had been proposed. Each of these schemes was planned for a different part of the City and each was different from the others. Some proposed the construction of public plazas, some convention halls, and some low cost housing units. These various plans did not agree on any one location, consequently a careful study of all of the areas within Buffalo was believed to be necessary.

Buffalo never had a running "housing survey" such as had been accomplished in Milwaukee, Cleveland, and other large cities. Social welfare and economic information concerning specific areas in the City was fragmentary. It was believed vital to the program that such a study should be completed before the Housing Authority was created and for this reason appointments were not made until October, 1934, by which time a careful study of all the elements in the various sections of Buffalo was under way.

Collection of Basic Data Relating to  
Housing Conditions in Buffalo.

Conferences between Mayor George J. Zimmermann and Howard Whipple Green of Cleveland resulted in an extensive research of an all-inclusive nature.

An E.R.E. Work Relief Project research was set up to cover the proposed study early in 1934 under Joseph L. Buckley, former staff member of the Buffalo Municipal Research Bureau.

This monumental statistical research was performed by men and women who had qualified for home relief and who were employed through the Work Relief Division of E.R.E.

The researches in Buffalo were of a City-wide nature and included statistics affecting the life, conduct, and economic condition of the people.

It is worthy of mention that data by census tracts had been available through the Bureau of the Census in 8 cities in 1910 and in 16 cities in 1920. It was not until 1930 that Buffalo was able to benefit by this regularized enumeration and then only through the help of the Buffalo Foundation which prepared the necessary census tract maps and financed the special tabulations of the 1930 census data for each of the 72 census tracts. These census tracts are small constant geographical areas used by the Bureau of the Census for tabulating the data which is collected every 10 years. Wards, police precincts, school districts, all differ in their geographical boundaries and these boundaries change at frequent intervals.

There was found to be considerable confusion in the local records, as far as any satisfactory division of the City was concerned. The records of 18 police precincts, 32 fire battalion districts, 14 assessment districts, 83 school districts and other arbitrary sub-divisions with overlapping and conflicting boundaries were all segregated with regard only to the need of the department involved. For this reason the E.R.E. survey was conducted on the basis of the 72 census tracts which had been established just prior to the 1930 census.

It was necessary to re-schedule every bit of available information involving health, social welfare, and economic condition with reference to these census tracts. For example, more than 40,000 home relief ledger cards were checked and relocated from the existing 6 welfare districts to the 72 census tracts. Similarly, 14,500 hospitalization cases for 1933 were relocated and 120,000 inactive cases, together with relief granted, were spotted.

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All data was punched on International Business Machine tabulating cards. Through the kind cooperation of the Buffalo General Electric Company, the tabulating machines of that Company were put at the disposal of the analysts. This assistance played an important part in expediting the research.

The subsequent maps and figures reflect the mass of detail accumulated and analyzed. The murders committed during an 8 year period, the felonies during 10 years, the cases of juvenile delinquency during a 4 year period were analyzed by census tracts. The 27,000 arrests for 1933 were taken from the police blotter and analyzed. The cases of syphilis and gonorrhoea and of tuberculosis and the deaths from tuberculosis over a period of years were similarly analyzed. The 135,000 school children were located by census tracts. The assessed valuations for 1910, 1920 and 1930 were obtained and tabulated and the taxes for 1933 were scrutinized.

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S E C T I O N I I .

S O C I A L A N D E C O N O M I C C O N D I T I O N S

Basic Data Relating to Conditions  
in each Census Tract in Buffalo.  
Characteristics of each Section of  
the City.

Real Property Inventory Data.

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Basic Data Relating to Conditions in Each  
Census Tract in Buffalo

Data collected in the 1930 census has been tabulated on the 11 standard table forms for each of Buffalo's 72 census tracts. Real Property Inventory data collected by relief labor, supervised by the Planning Board has been tabulated for each of the 72 census tracts and in part for each block. A mass of additional data dealing specifically with health and social forces was collected, compiled and analyzed specifically for the purpose of studying housing conditions in each section of Buffalo. All of this data has been of great aid in determining the slum areas in Buffalo.

Particular attention has been paid to the study of the appraised value of land and buildings and the income from real estate taxes. The itemized accounts of various expenditures incident to the operation and maintenance of the City were tabulated for each census tract, as well as data on the density of population, the number of people and their education. Nationality trends, health and vice conditions and relief loads have been considered. A detailed tabulation of the titles of the series of special studies follows:-

- A - Home Relief Division E.R.B. - 35,000 cases for 1933.
  - 1- Total number of cases per census tract.
  - 2- Total number of persons, divided into the following age and sex groups; children under sixteen, male and female, adults over sixteen, male and female.
  - 3- Reasons for applying for relief.
  - 4- Relief granted under the following subdivisions:
    - (a) Food, Rent, Fuel, Clothing, Other Relief and Total.
  - 5- Hospital cases - cost - patient days by hospitals.
  
- B - Work Relief Division.
  - 1- Total number of cases for T.E.R.A. and C.W.A. for calendar year 1933.
  - 2- Total amount spent for wages.
  
- C - Police Department.
  - 1- Number of arrests (21,364) by census tract in which the offender lived: 1933.
  - 2- Number of arrests for major crimes - 8 years, by census tract in which the offender lived.
  - 3- Number of murders for 10 years, by location of the crime.
  - 4- Juvenile delinquents for 4 years.
  - 5- All police costs by census tracts.
  - 6- City Court costs analyzed by number of arrests.
  - 7- Children's Court costs allocated to census tracts, as based on the percentage of Juvenile delinquents in each census tract.

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- D - **Health Department.**
- 1- Communicable disease costs allocated to census tracts, based on distribution of reported cases of venereal disease.
  - 2- Child Hygiene (nurses in school) costs pro-rated to census tracts by school attendance figures.
  - 3- Tuberculosis costs pro-rated by number of cases.
  - 4- J. N. Adam Hospital costs analyzed by census tract in which patients lived.
- E - **City Hospital.**
- 1- Bed patients (spot map) during 1933 - 10,000 cases.
  - 2- Dental Clinic patients by census tracts - 13,000 cases.
  - 3- Home visits by census tracts.
  - 4- City Hospital costs divided:
    - (a) Hospital proper.
    - (b) Dental Clinic.
    - (c) Neighborhood clinics and home calls.
- F - **Assessment Division.**
- 1- Assessed valuation for years 1910-20 and 1934 analyzed by census tracts. Charts and maps showing per cent of increase or decrease.
  - 2- Valuation of public utilities by census tracts.
  - 3- Valuation of exempt property by census tracts, such as City divided into schools, playgrounds, parks, police and fire stations. Also State, hospital, school and church property. Also property exempt through the veteran's law.
- G - **Department of Public Works.**
- 1- Number and estimated costs of building permits 1914 to 1934, subdivided into 1-family, 2-family, 3-and more family, garages, office buildings, industrial, etc.
  - 2- Miles of streets in each census tract and kind of pavement, cost and condition for 7 census tracts itemized.
- H - **School Department.**
- 1- Number of pupils by census tract attending high school, elementary, vocational, and special schools, such as, crippled children, etc., and the unit cost per pupil.
  - 2- Attendance figures by all public schools for 5 years, showing per cent of increase or decrease.
  - 3- Number of crippled and feeble-minded children by census tracts.
- I - **Industries.**
- 1- Number, kind, amount of land, floor space, and number of employees engaged in each industry by census tracts.
  - 2- Map spotting all industries.

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J - Census Data Available.

- 1- All data collected by U. S. Bureau of the Census in 1930, such as population, number of families, nationalities, age groups, kind of dwellings, etc.

Characteristics of Each Section of the City

The characteristic of each census tract and the comparison with all the other census tracts is shown graphically on maps and charts. These maps and charts have been bound to form Part II and are each briefly described below:

- Streets and Census Tracts of Buffalo: (Map) p. 1  
Buffalo has a total of 25,951 acres. Parks, cemeteries, public, industrial and railroad properties use 8,687 acres. Thus, there are 17,011 acres of residential property. There are 643 miles of paved streets.
- Census Tracts and Principal Streets: (Map) p. 2  
Buffalo is divided by the Bureau of the Census into 72 constant geographical areas, or census tracts. The population of the census tracts varied in 1930 from 1098 in census tract 64 to 24,792 in census tract 27.
- Distribution of Population: (Map) p. 3  
The 573,076 people living in Buffalo are distributed throughout the City, as shown on the map.
- Density - Persons per Net or Residential Acre: (Map) p. 4  
Although the population is rather uniformly distributed, certain census tracts are more densely populated than others. There are 77 persons per net acre, in census tract 72; 76 in census tract 28; 72 in census tract 16; and 70 in census tract 27. At the other extreme there are only 10 persons per net acre in census tract 54; 8 in both census tracts 44 and 3; and 7 in census tract 9.
- Population in each Census Tract: 1910, 1920 and 1930 (Table) p. 5  
The population in each census tract in 1910 and in 1920, the change and percentage change, 1910-1920, and the population in 1930, and the change and percentage change 1920-1930 is shown on the table.
- Population in each Census Tract: 1910, 1920 and 1930 (Chart) p. 6  
The population in each census tract in 1930 is compared with that in 1920 and in 1910. Large numerical decreases took place in certain census tracts while equally large increases took place in others.

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Change in Population: 1920-1930 (Map)

p. 7

Some census tracts lost population during the decade 1920-1930 while others gained.

A total of 15 census tracts lost 10 per cent or more during this ten year period. They were census tracts 3, 4, 12, 13, 14, 16, 22, 25, 26, 27, 32, 53, 60, 64 and 71. On the other hand 13 census tracts more than doubled during the period. They were census tracts 6, 7, 38, 41, 45 and 47-51.

Predominant Characteristics of Family Heads: (Map)

p. 8

Over 50 per cent of the family heads in 3 census tracts were born in Poland and in 3 others in Italy. None of the other foreign-born groups had as many as 50 per cent of the family heads in any one census tract.

On the one hand over 50 per cent of the family heads were Negro in one census tract, and on the other hand over 50 per cent were native white of native parentage in 5 census tracts.

Family Heads born in Poland: (Map)

p. 9

Sixty-eight per cent (8890) of all family heads born in Poland live in the following 7 census tracts:

| C.T. | No.  | % of all in C.T. | C.T. | No.  | % of all in C.T. | C.T.      | No.  | % of all in C.T. |
|------|------|------------------|------|------|------------------|-----------|------|------------------|
| 16   | 2039 | 59               | 24   | 755  | 30               | <u>55</u> | 1308 | 61               |
| 17   | 582  | 42               | 27   | 2360 | 40               |           |      |                  |
| 19   | 598  | 55               | 28   | 1248 | 44               |           |      |                  |

Family Heads born in Italy: (Map)

p.10

Sixty-nine per cent (6301) of all family heads born in Italy live in the following 6 census tracts:

| C.T.      | No. | % of all in C.T. | C.T. | No.  | % of all in C.T. | C.T.      | No.  | % of all in C.T. |
|-----------|-----|------------------|------|------|------------------|-----------|------|------------------|
| 12        | 619 | 23               | 69   | 1036 | 27               | <u>71</u> | 2638 | 61               |
| <u>13</u> | 598 | 36               | 70   | 799  | 50               | <u>72</u> | 561  | 54               |

Family Heads born in Germany: (Map)

p.11

Forty-five per cent (3672) of the family heads born in Germany live in the following 8 census tracts:

| C.T.      | No. | % of all in C.T. | C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. |
|-----------|-----|------------------|------|-----|------------------|------|-----|------------------|
| 15        | 333 | 10               | 29   | 301 | 14               | 35   | 659 | 21               |
| <u>25</u> | 383 | 8                | 31   | 672 | 15               | 36   | 364 | 16               |
| <u>27</u> | 574 | 10               | 33   | 386 | 8                |      |     |                  |

Note: Seven census tract numbers have been underlined. These census tracts will be discussed in detail in Section III.

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Family Heads born in Canada: (Map)

p.12

Twenty-seven per cent (1654) of all family heads born in Canada live in the following 6 census tracts:

| C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. |
|------|-----|------------------|------|-----|------------------|------|-----|------------------|
| 32   | 314 | 6                | 60   | 254 | 10               | 63   | 217 | 8                |
| 58   | 324 | 11               | 61   | 304 | 11               | 69   | 254 | 10               |

Family Heads born in Great Britian and Northern Ireland : (Map)

p.13

Forty-seven per cent (2089) of all family heads born in Great Britian and Northern Ireland live in the following 14 census tracts:

| C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. |
|------|-----|------------------|------|-----|------------------|------|-----|------------------|
| 10   | 103 | 4                | 49   | 103 | 4                | 65   | 112 | 4                |
| 25   | 122 | 2                | 58   | 219 | 7                | 67   | 115 | 4                |
| 32   | 225 | 4                | 60   | 192 | 8                | 68   | 103 | 5                |
| 33   | 155 | 3                | 61   | 196 | 7                | 69   | 216 | 6                |
| 40   | 115 | 4                | 63   | 113 | 4                |      |     |                  |

Negro Family Heads: (Map)

p.14

Ninety-five per cent (3062) of all Negro family heads live in the following 6 census tracts:

| C.T. | No. | % of all in C.T. | C.T. | No.  | % of all in C.T. | C.T. | No. | % of all in C.T. |
|------|-----|------------------|------|------|------------------|------|-----|------------------|
| 12   | 194 | 7                | 14   | 1689 | 57               | 25   | 344 | 7                |
| 13   | 133 | 8                | 15   | 474  | 15               | 32   | 228 | 4                |

Family Heads born in Russia: (Map)

p.15

Sixty-six per cent (1431) of all family heads born in Russia live in the following 6 census tracts:

| C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. |
|------|-----|------------------|------|-----|------------------|------|-----|------------------|
| 14   | 243 | 8                | 25   | 199 | 4                | 49   | 230 | 8                |
| 15   | 271 | 8                | 33   | 343 | 7                | 63   | 145 | 5                |

Family Heads born in Irish Free State: (Map)

p.16

Seventy-one per cent (413) of all family heads born in the Irish Free State live in the following 3 census tracts:

| C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. |
|------|-----|------------------|------|-----|------------------|------|-----|------------------|
| 5    | 189 | 13               | 8    | 115 | 6                | 10   | 109 | 5                |

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Family Heads born in Austria: (Map)

p.17

The largest number of family heads born in Austria in any census tract was 82 in census tract 15. This represents 2 per cent of all family heads in the census tract and 10 per cent of all family heads born in Austria and living in Buffalo.

Family Heads born in Hungary: (Map)

p.18

Sixty-eight per cent (550) of the family heads born in Hungary live in the following 5 census tracts:

| C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. |
|------|-----|------------------|------|-----|------------------|------|-----|------------------|
| 55   | 110 | 5                | 57   | 96  | 10               | 59   | 170 | 10               |
| 56   | 54  | 5                | 58   | 120 | 4                |      |     |                  |

Family Heads born in Norway, Sweden and Denmark: (Map)

p.19

The largest number of family heads born in Norway, Sweden and Denmark was 48 in census tract 58. This represents 2 per cent of all family heads in the census tract and 7 per cent of the family heads born in these countries.

Family Heads born in Czechoslovakia: (Map)

p.20

The largest number of family heads born in Czechoslovakia was 37 in census tract 12. This represents 1 per cent of all family heads in the census tract and 10 per cent of the family heads born in Czechoslovakia living in Buffalo.

Family Heads born in Rumania: (Map)

p.21

Forty-six per cent (171) of the family heads born in Rumania live in the following 2 census tracts.

| C.T. | No. | % of all in C.T. | C.T. | No. | % of all in C.T. |
|------|-----|------------------|------|-----|------------------|
| 58   | 46  | 1                | 59   | 125 | 2                |

Economic Status - Equivalent monthly rental: 1930 (Map)

p.22

The equivalent monthly rental is the medium rental of rented homes weighted by the value of owned homes converted into equivalent rental. The equivalent monthly rental varies from 17 dollars in census tract 16, 18 dollars in census tract 72, and 19 dollars in census tract 17, to 80 dollars in both census tracts 45 and 54, and 86 dollars in census tract 53.

Average Rent per Room, per Month: 1934 (Map)

p.23

The rent per room per month varies from between \$2.50 - \$3.50 in 19 census tracts to over \$9.50 in one census tract. The average rent per room, per month, has been obtained from the Real Property Inventory data.

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Active Home Relief Cases: June 15, 1934 (Map)

p.24

A distribution of the 14,379 cases by census tracts shows large numbers of cases in certain census tracts and small numbers in other census tracts. The number of persons on home relief per 1000 population during 1933 varied from 434 in census tract 4, 442 in census tract 71, 379 in census tract 14, 365 in census tract 65, and 358 in census tract 12, to less than 17 in each of five census tracts.

Active Work Relief Cases: June 15, 1934 (Map)

p.25

A distribution of the 8,533 cases by census tracts shows large numbers of cases in certain census tracts and small numbers in other census tracts. The number of persons on work relief per 1000 population varies from 43 in census tract 71, 40 in census tract 14, 28 in census tract 70, 27 in census tract 22, and 27 in census tract 12, to less than 1 in each of four census tracts.

Charity Organization Society Cases: 7/1/1933 to 6/30/1934 (Map)

p.26

A distribution of the 914 cases by census tracts shows large numbers of cases in certain census tracts and small numbers in other census tracts. The number of cases served by the Charity Organization Society per 1000 population varies from 4.5 in census tract 4, 3.6 in census tract 68, 3.5 in census tract 13, 3.4 in census tract 12, and 3.2 in census tract 22, to zero in 3 census tracts.

Catholic Charity Society Cases: 1933 (Map)

p.27

A distribution of the 5,850 cases by census tracts shows large numbers of cases in certain census tracts and small numbers in other census tracts. The number of cases served by the Catholic Charity Society per 1000 population varies from 26 in census tract 5, 24 in census tract 4, 23 in census tract 72, 22 in census tract 3, and 19 in census tract 28, to less than 1 in each of four census tracts.

Jewish Welfare Federation: 1933 (Map)

p.28

A distribution of 178 cases by census tracts shows large numbers of cases in certain census tracts and small numbers in other census tracts. The number of cases served by the Jewish Welfare Federation per 1000 population varies from 3.4 in census tract 15, 2.1 in census tract 14, 1.5 in both census tracts 25 and 26, and 1.1 in census tract 49 to zero in 47 census tracts.

Veteran's Home Relief: June 15, 1934 (Map)

p.29

A distribution of 1924 cases by census tracts shows large numbers of cases in certain census tracts and small numbers in other census tracts.

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The number of persons served by Veteran's Home Relief and by G.A.R. and Spanish War Relief per 1000 population varies from 95 in census tract 14, 72 in census tract 56, 67 in census tract 28, 65 in census tract 15, and 64 in census tract 71 to zero in 1 census tract.

G.A.R. and Spanish War Relief: 1934 (Map)

p.30

The 515 cases rendered service in 1934 and distributed by census tracts is shown on the map.

Old Age Bureau: 1934 (Map)

p.31

A distribution of the 1,515 cases by census tracts shows large numbers of cases in certain census tracts and small numbers in other census tracts. The number of persons served by the Old Age Bureau per 1000 population varies from 8 in census tracts 13 and 68, 7 in census tract 25, 6 in census tract 60, and 5 in census tract 32, to zero in one census tract.

Persons Receiving Home Relief from various City Welfare Divisions and Private Organizations and Institutions: (Table)

p.32

The number by sex and age groups in each census tract is shown in tabular form. The percentage of the population served by these agencies varies from 50 per cent in census tract 71, 48 per cent in census tract 4, 47 per cent in census tract 14, 42 per cent in census tract 55, and 41 per cent in census tract 12 to several census tracts in which a very small percentage of the population requires this type of service.

Composite Relief Work: (Map)

p.33

A geographical distribution of relief cases served by the public and private agencies and institutions indicates a heavy relief load in certain sections of Buffalo and a light relief load in other sections.

Percentage of Total Population receiving Home Relief: 1933 (Map)

p.34

Those 5 census tracts in which 41 per cent or more of the population received home relief during 1933 are shown in purple. Those census tracts in which less than 41 per cent of the total population received home relief during 1933 are shown in various colors dependent upon per cent.

Police Arrests and Major Crimes: 1925-1933 (Map)

p.35

The 2881 arrests spotted by census tract are shown. The number per 1000 population varies from 21 in census tracts 14 and 71, 19 in census tract 13, 14 in census tract 68 and 13 in census tract 72, to less than 1 arrest per 1000 population in each of 5 census tracts.

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Comparison of Arrests and Policing Costs: 1933 (Chart) p.36

This chart shows that in those census tracts where arrests are frequent the costs are high.

Juvenile Delinquency: 1930-1933 (Map) p.37

A total of 3564 cases distributed by approximate location show delinquency to be very common in certain sections and quite rare in other sections. The annual rate, during the 4-year period, shows 8 cases in census tract 18, and 5 in census tracts 4, 5, 12 and 17. In two census tracts there were no cases recorded during this 4-year period.

Arrests of those 16-20 Years of Age: 1930-1933 (Chart) p.38

A comparison can easily be made of the Juvenile arrests per 1000 population in any census tract with the ratio for the City as a whole.

Murders: 1924-1933 (Map) p.39

During the 10 years there were 209 homicide cases on record. These cases are shown distributed geographically as to the place of occurrence of the crime. The ratio of homicide cases per 1000 population varies from 3.2 in census tract 13, 2.4 in census tracts 14 and 72, 1.0 in census tract 71 and .8 in census tract 70 to zero in 26 of the 72 census tracts.

Police Arrests: 1933 (Map) p.40

The 21,364 arrests, with the exception of traffic violators are shown on the map by census tracts. The number of such arrests per 1000 population varies from 252 in census tract 13, 229 in census tract 14, 83 in census tract 72, 65 in census tract 15 and 59 in census tract 5 to under 12 in each of 5 census tracts.

Juvenile Delinquency, Police Arrests, Murders and Population in each Census Tract: (Chart) p.41

The percentage of each occurring in each census tract is shown in graphic form.

Births: 1933 (Map) p.42

The 8,658 births are distributed geographically by the census tracts in which the mothers resided. The birth rate per 1000 population varies from 26 in census tract 44, 24 in census tract 23, 21 in census tracts 41 and 71 and 19 in census tract 20 to under 9 in each of five census tracts.

Illegitimacy: 1/1/1931 - 10/1934. (Map) p.43

The 889 illegitimate births are distributed geographically by the census tract in which the mothers reside. The rate per 1000 population varies from 5.6 in census tract 14, 3.8 in census tract 15, 3.2 in census tract 68, 2.9 in census tract 18, 2.8 in census tract 17 to under .4 in each of five census tracts.

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Birth Rate per 1000 Population: 1930-1933 (Chart)

p.44

The chart shows the birth rate in each census tract compared with that in Buffalo, with the 21 largest cities in the United States and with the country as a whole.

Infant Mortality: 1930-1933 (Chart)

p.45

The chart indicates that the infant mortality rate varies from over 100 infant deaths per 1000 births in census tract 13 to slightly over 20 in census tract 64. The infant mortality in each census tract is compared with that of the City of Buffalo, with the total for the 21 largest cities of the United States and with the country as a whole.

Tuberculosis Cases: 1933 (Map)

p.46

The 785 new cases of tuberculosis occurring during the year 1933 are shown graphically by census tract in which the case lived. The number of cases per 10,000 population varied considerably from 57 cases in census tract 14, 38 in census tract 72, 24 in census tract 13, and 23 in census tracts 3 and 4 to less than 3 in each of five census tracts.

Tuberculosis Deaths: 1933 (Map)

p.47

The 318 deaths from tuberculosis during 1933 are shown graphically by census tract in which the deceased lived. The rates per 10,000 population varies from 22 in census tract 14, 17 in census tract 13, 17 in census tract 72 and 14 in census tract 3 to a condition where there were no deaths in 9 census tracts.

Death Rates from Tuberculosis per 10,000 Population: 1930-1933 (Chart)

p.48

The variation from the large rate in census tracts 13 and 14 to a small rate in census tracts 48 and 53 may be compared to the total rate for Buffalo, the 21 largest cities in the United States and for the country as a whole. It should be noticed that the high rate in census tract 14 undoubtedly is due to the Negro population in this census tract.

Death Rates All Causes per 1000 Population: 1930-1933 (Chart)

p.49

The death rates in each census tract are shown graphically compared with the rate for the entire City of Buffalo, the 21 largest cities in the United States and for the country as a whole.

Syphilis and Gonorrhoea: 1933 (Map)

p.50

The 3,099 cases reported to the Health Department are shown geographically distributed by census tracts. In some areas the rate per 1000 population was much higher than in other areas. The rate varies from 28 in census tract 14, 17 in census tracts 13 and 72, 12 in census tract 71 and 11 in census tract 25 to less than 2 in each of five census tracts.

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Venereal Diseases, Tuberculosis and Population: (Chart) p.51  
Percentages of each of these factors occurring in each census tract are shown in chart form.

Cases of Venereal Disease and Tuberculosis Cases and Deaths: 1933 (Map) p.52  
The geographical distribution of these cases and deaths indicates that some areas suffer a higher frequency than other areas.

Buffalo City Hospital Bed Patients: 1933 (Map) p.53  
The distribution of 9894 bed patients admitted to the City Hospital by census tracts shows a large variation. The number of cases admitted per 1000 population varies from 64 in census tract 14, 50 in census tract 72, 42 in census tract 13, 39 in census tract 4 and 32 in census tract 39 to less than 4 in each of five census tracts.

Buffalo City Hospital Bed Patients, Home Patients, Dental Cases and Welfare Cases in Private Hospitals: 1933 (Chart) p.54  
The number of each class of case in each census tract is shown graphically.

Composite of all Maps: (Map) p.55  
The distribution of the dots on the map indicate that certain sections of Buffalo much more frequently experience these things which have been discussed than other sections.

Summary of Basic Data: (Table) p.56  
The basic data used in the preceeding maps has been summarized as rates per 1000 population for each census tract. A study of this tabulation indicates the condition of each census tract as related to all of the other census tracts.

Fire Record: 1933 (Map) p.57  
The location of fires and the amount of damage is shown geographically distributed by census tracts. It is evident that certain areas have many fires and suffer large losses while other areas have few fires and small losses.

Activity of Fire Department: 1933 (Chart) p.58  
The 10,128 alarms, exclusive of false alarms, and the number of hours worked at fires is analyzed by apparatus. This chart shows the apparatus from certain stations to have been used many times and for long hours, while the apparatus in other stations was used infrequently and for short periods.

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Fire Record: 1933 (Chart)

p.59

The total number of alarms, the number of false alarms, automobile alarms and all other alarms are shown in each census tract along with the dollars of fire loss.

Assessed Valuation: 1910, 1920 and 1934 (Table)

p.60

The dollars of assessed valuation are shown for each of these years for each census tract. Census tracts 13, 25, 71 and 72 show the largest valuations. They increase from 1910 to 1920 and to 1934 in 3 of these census tracts. In census tract 13, however, the amount in 1920 was greater than in 1910 and decreased in 1934.

Distribution of Parks, City Playgrounds and Public and Parochial School Playgrounds: (Map)

p.61

These recreational centers are shown by Councilmanic districts. The large area devoted to these open places helps to make Buffalo a good City in which to live.

General Nativity, Race and Country of Birth of Foreign-Born White by Age-Groups: 1930 (Chart)

p.62

This chart shows that there are few foreign-born white persons under 15 years of age and a very large proportion of the population 60 years of age and over. A study of this chart gives a good idea of the variations in the proportion of the native white of native parentage, the native white of foreign or mixed parentage, the foreign-born white by country of birth and the Negroes in each 15-year age period.

Population by Age-Groups: 1930 (Chart)

p.63

Number of persons in each of 14 age periods is shown.

Location of Churches: (Map)

p.64

Location of Catholic and Protestant Churches and Hebrew Synagogues is shown.

Distribution of Schools: (Map)

p.65

The geographical distribution of Public Schools, Parochial Schools, Public High Schools and Catholic High Schools is shown.

Public School Enrollment: 1931-1934 (Table)

p.66

Number of schools and their enrollment each year 1931-1934 is shown by census tracts. This table also shows those areas in which the school population has increased and those areas in which it has decreased during the period.

Public School Costs: 1933 (Chart)

p.67

The cost of operating elementary schools, high schools and special schools in each census tract is shown.

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High Pressure Fire System: (Map) p.68  
The districts served by the High Pressure Fire System indicate the more important downtown business areas.

Councilmanic Districts and Wards: (Map) p.69  
The distribution of the various Wards and Councilmanic Districts is shown.

Assembly Districts: (Map) p.70  
The 7 Assembly districts into which Buffalo is divided are shown.

Senatorial Districts: (Map) p.71  
The 3 Senatorial districts into which Buffalo is divided are shown.

Congressional Districts: (Map) p.72  
The 3 Congressional Districts into which Buffalo is divided are shown.

New Construction Permits: 1926-1934 (Chart) p.73  
A total of more than \$33,000,000 was represented by the permits for construction in the year 1927. This amount decreased to something under \$2,000,000 in 1933 and increased slightly over 1933 for the first 10 months of 1934. A total of more than \$13,500,000 represented the construction permits issued for dwellings in 1926. This decreased to about \$200,000 in 1933, and was about \$50,000 higher in the first 10 months of 1934. The total of building permits decreased from over 7200 in 1926 to under 1500 for the first 10 months of 1934.

Number of permits issued for dwellings decreased from about 2200 in 1926 to 26 for the first 10 months in 1934. More than 3300 family units were created in 1926 and only 30 in the first 10 months of 1934. Very few new family units have been created during the past 5 years.

Building Permits and Dwelling Construction: (Table) p.74  
The total number of building permits, the dollar volume, the permits issued for dwellings and their dollar volume and the number of family units provided is shown for each month January 1926 to October 1934.

Summary of Social Items Related to Each of the 7 Census Tracts: p.75  
The cost of rendering certain Public and Private Services is shown in each census tract.

#### THE REAL PROPERTY INVENTORY DATA

The data collected nearly a year ago in connection with the Real Property Inventory show among many other things, in-

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formation pertinent to a consideration of the housing conditions in each census tract within the city. The data having the most direct bearing upon the measurement of the conditions in each census tract are shown in the table on pages 25 and 26.

A total of 147,822 family units is shown for the entire city. Of these 140,538 were occupied and 7,284, or 4.9 per cent, vacant. The 5,176 extra families, families living with other families, will absorb 3.5 per cent of the total family units as they undouble. Thus, as low a net vacancy as 1.4 is shown for the city as a whole.

Marriages, deferred during the past 3 or 4 years, are now taking place. Births have increased during the past few months. It is thus reasonable to anticipate a real need for additional housing units.

Although 5 per cent of the family units were vacant in the city as a whole, in census tract 72, as many as 44 per cent of the family units were vacant a year ago. In census tract 13 as many as 14 per cent of the family units were vacant. In census tract 18, 13 per cent were vacant. The percentages of vacancies vary from these high numbers to less than 1 per cent in census tracts 7, 42, 53 and 62. The large variations indicate that in some of the census tracts the existing housing is unsuitable for the needs and desires of the people of Buffalo. The percentage of vacant family units in each census tract is included in the table and shown graphically on the map, page 27.

As an index of housing conditions in the various census tracts some items from the Real Property Inventory are extremely useful. Family units without private indoor water closets, those without tubs or shower baths and those with only cold running water, or no running water at all indicate undesirable living quarters. The percentage of buildings, 31 years of age and over and the number without basements give some idea of the conditions of the buildings.

Only 2 per cent of the family units in Buffalo are without private indoor water closets. The lack of this sanitary facility, however, is very evident in several census tracts; in 72 as many as 24 per cent of the family units are without private indoor water closets; in census tract 18, 17 per cent; in census tract 27, 9 per cent; and in census tract 13, 5 per cent of the family units lack private indoor water closets.

The lack of tubs or shower baths, in 14 per cent of the family units in the city as a whole is greater in some census tracts than in others. In census tract 72, 81 per cent lack

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this equipment; in census tract 16, 62 per cent and in both census tracts 28 and 17, 45 per cent of the family units have no tubs or shower baths. In other census tracts every family unit has at least one private indoor water closet and at least one tub or built-in shower bath.

Fourteen per cent of the family units lack hot and cold running water. Most of these units have cold running water; a very few are without any running water. The family units lacking hot running water vary from 76 per cent in census tract 72; 67 per cent in census tract 16; and 49 per cent in census tracts 27 and 28 to other census tracts where none of the families lack this convenience.

Fifty-one per cent of Buffalo's dwellings are 31 years of age or older. In 15 census tracts over 90 per cent of the dwellings are of this age or older and in 17 others, less than 10 per cent of the dwellings are this old.

Twenty-three per cent of Buffalo's dwellings are without basements. This is a large percentage when compared with the small percentages in other cities for which such data are available (9 per cent in Cleveland, 7 per cent in Worcester, and 1 per cent in Providence). In census tract 5, 82 per cent of the dwellings lacked basements; in census tract 4, 78 per cent; in census tract 18, 75 per cent; and in both census tracts 16 and 17 as many as 74 per cent of the dwellings lacked a basement. In other census tracts no dwellings were found that lacked a basement.

Using these family-unit and these dwelling indices to get an idea of the housing conditions of families in the seven census tracts described in Section III, chosen at this time as certainly in need of rebuilding, certain remarks are fitting.

Among Buffalo's 72 census tracts, census tract 13 ranked 69th among those with private indoor water closets, 67th among those with tubs or shower baths, and 61st among those with hot and cold running water. Ninety-eight per cent of its dwellings were old -- 31 years or over. Thirty-six per cent of the dwellings in census tract 13 were without a basement. It ranked 53rd in this regard.

Census tract 14 ranked 67th as regards possession of private water closets, 58th as regards tubs or shower baths and 65th as regards hot and cold running water. Ninety per cent of its dwellings are 31 years old, or older, and only 47 per cent of them have basements. The census tract ranked 63rd as regards dwellings with basements.

Census tract 25 ranked 60th as regards possession of private water closets, 59th as regards tubs or shower baths and 55th as regards hot and cold running water. Ninety-five

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per cent of its dwellings are 31 years old, or over, and 49 per cent have no basement. This ranks the census tract as 60th as regards dwellings with basements.

Census tract 27 ranked 70th as regards possession of private water closets, 68th as regards tubs or shower baths and 70th as regards hot and cold running water. Eighty-two per cent of its dwellings are 31 years, or older, and as regards dwellings with basements it ranks 64th.

The family units in census tract 55 are 99.4 per cent with private indoor water closets ranking it in 38th place. It ranks 63rd as regards tubs or shower baths, and 62nd as regards hot and cold running water. Over half, 56 per cent, of its dwellings are 31 years, or older, and 39 per cent of its dwellings have no basements. It ranks 55th in this regard.

Census tract 71 ranked 62nd from the standpoint of private indoor water closets, 55th as regards tubs and shower baths and 53rd as regards hot and cold running water. Eighty-six per cent of its dwellings are 31 years old and over and 18 per cent have no basements. It ranks 43rd in this regard.

Census tract 72 ranked last as regards possession of private water closets, tubs or showers and as regards hot and cold running water. Ninety-four per cent of its dwellings are 31 years old and over and 15 per cent of its dwellings have no basements. It ranks 40th in this regard.

Thus, the family units in these seven census tracts are seen to lack the sanitary facilities and conveniences usually assumed to be an integral part of the standard of living of the American people. The dwellings in these census tracts are old and may be assumed to have been inferior in their original condition lacking basements in so many instances.

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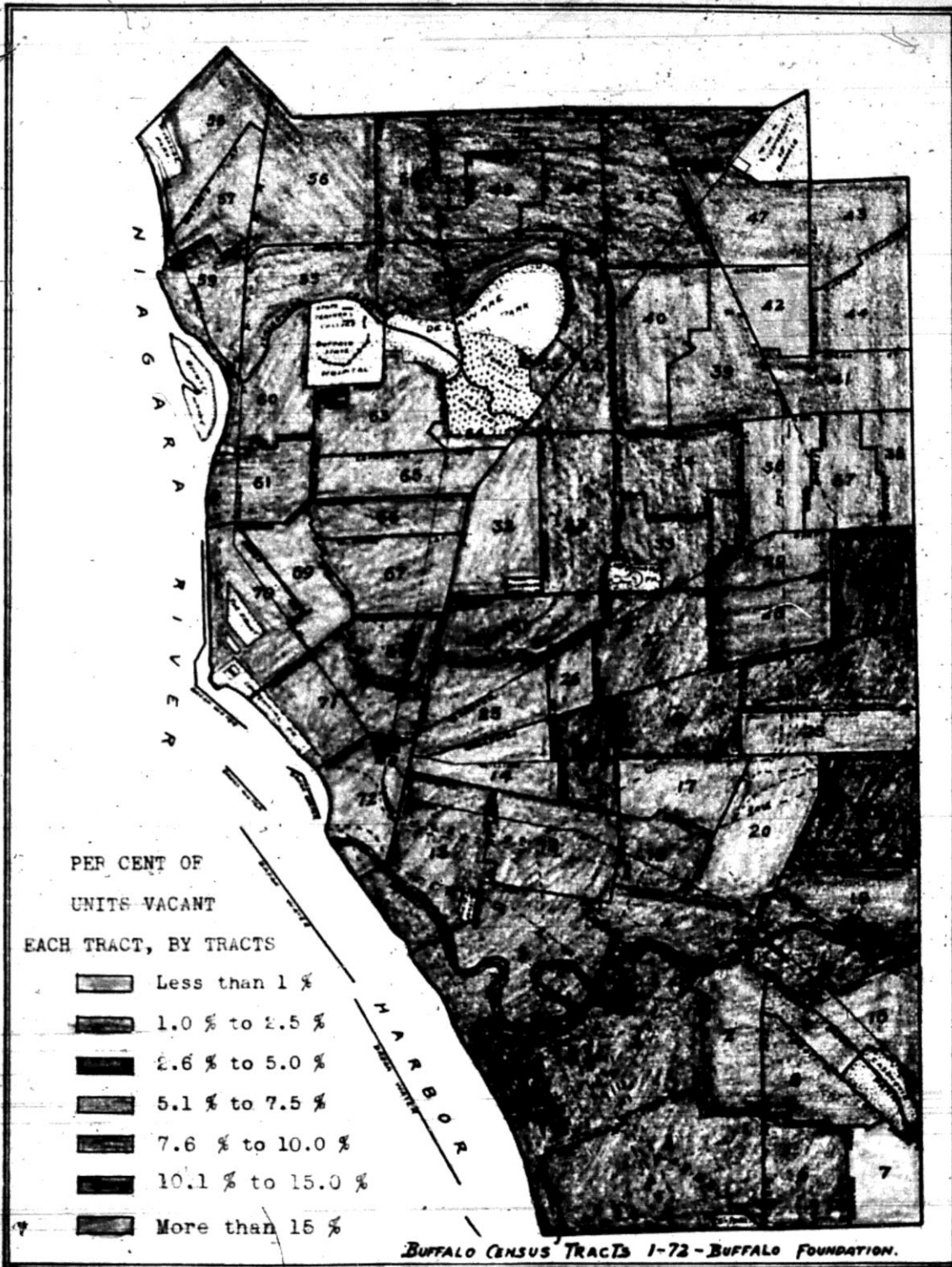
PERTINENT DATA FROM THE REAL PROPERTY INVENTORY

| C.T.  | Number of Family Units |        | Per cent Vacant | Family Units Without |                 |                            | Number of Extra Families | Age of Dwellings |             | Dwellings Without Basements |
|-------|------------------------|--------|-----------------|----------------------|-----------------|----------------------------|--------------------------|------------------|-------------|-----------------------------|
|       | Total                  | Vacant |                 | Indoor Water Closets | Tubs or Showers | Running Hot and Cold Water |                          | Under 31 Years   | 31 and over |                             |
| Total | 147,822                | 7,284  | 4.9             | 3,073                | 20,005          | 20,564                     | 5,176                    | 46,089           | 47,489      | 21,643                      |
| 1     | 618                    | 23     | 3.7             | 0                    | 9               | 14                         | 33                       | 404              | 71          | 19                          |
| 2     | 1,653                  | 32     | 1.9             | 3                    | 25              | 20                         | 58                       | 956              | 204         | 75                          |
| 3     | 428                    | 15     | 3.5             | 3                    | 13              | 37                         | 17                       | 161              | 125         | 75                          |
| 4     | 691                    | 61     | 8.8             | 4                    | 137             | 193                        | 23                       | 11               | 485         | 388                         |
| 5     | 1,585                  | 147    | 9.3             | 16                   | 499             | 551                        | 28                       | 78               | 1,015       | 895                         |
| 6     | 1,433                  | 45     | 3.1             | 3                    | 9               | 9                          | 89                       | 1,016            | 86          | 27                          |
| 7     | 763                    | 5      | .7              | 2                    | 5               | 4                          | 24                       | 598              | 55          | 39                          |
| 8     | 1,903                  | 25     | 1.3             | 4                    | 6               | 4                          | 58                       | 1,185            | 268         | 12                          |
| 9     | 821                    | 21     | 2.6             | 0                    | 7               | 2                          | 27                       | 503              | 40          | 8                           |
| 10    | 2,313                  | 60     | 2.4             | 4                    | 9               | 9                          | 90                       | 1,073            | 419         | 87                          |
| 11    | 1,223                  | 47     | 3.8             | 2                    | 37              | 44                         | 61                       | 480              | 284         | 29                          |
| 12    | 2,895                  | 232    | 8.0             | 117                  | 1,009           | 1,024                      | 147                      | 62               | 1,732       | 1,131                       |
| 13    | 1,784                  | 248    | 13.9            | 96                   | 705             | 600                        | 64                       | 22               | 1,053       | 384                         |
| 14    | 3,434                  | 204    | 5.9             | 143                  | 904             | 1,249                      | 244                      | 188              | 1,735       | 1,021                       |
| 15    | 3,273                  | 157    | 4.8             | 101                  | 834             | 877                        | 152                      | 102              | 1,888       | 922                         |
| 16    | 3,377                  | 89     | 2.6             | 563                  | 2,107           | 2,266                      | 112                      | 238              | 1,516       | 1,306                       |
| 17    | 1,418                  | 89     | 6.3             | 76                   | 634             | 672                        | 41                       | 88               | 847         | 693                         |
| 18    | 818                    | 107    | 13.1            | 31                   | 296             | 349                        | 19                       | 31               | 513         | 410                         |
| 19    | 1,112                  | 19     | 1.7             | 39                   | 319             | 334                        | 39                       | 611              | 206         | 322                         |
| 20    | 836                    | 47     | 5.6             | 8                    | 84              | 110                        | 51                       | 134              | 418         | 273                         |
| 21    | 329                    | 14     | 4.3             | 2                    | 39              | 52                         | 20                       | 139              | 79          | 58                          |
| 22    | 768                    | 20     | 2.6             | 19                   | 218             | 236                        | 39                       | 419              | 156         | 223                         |
| 23    | 1,410                  | 76     | 5.4             | 11                   | 145             | 177                        | 60                       | 404              | 643         | 269                         |
| 24    | 2,476                  | 89     | 3.6             | 97                   | 827             | 930                        | 86                       | 665              | 1,011       | 869                         |
| 25    | 4,945                  | 380    | 7.7             | 175                  | 1,372           | 1,183                      | 188                      | 134              | 2,655       | 1,356                       |
| 26    | 1,658                  | 90     | 5.4             | 27                   | 426             | 475                        | 55                       | 62               | 1,009       | 659                         |
| 27    | 5,894                  | 153    | 2.6             | 516                  | 2,616           | 2,876                      | 201                      | 581              | 2,699       | 1,914                       |
| 28    | 2,769                  | 67     | 2.4             | 107                  | 1,246           | 1,347                      | 116                      | 635              | 1,013       | 975                         |
| 29    | 2,190                  | 51     | 2.3             | 12                   | 106             | 145                        | 106                      | 691              | 704         | 223                         |
| 30    | 1,072                  | 31     | 2.9             | 6                    | 38              | 73                         | 71                       | 464              | 321         | 113                         |
| 31    | 4,682                  | 222    | 4.7             | 71                   | 788             | 721                        | 182                      | 198              | 2,639       | 1,159                       |
| 32    | 5,112                  | 326    | 6.4             | 66                   | 215             | 189                        | 281                      | 285              | 2,680       | 664                         |
| 33    | 4,810                  | 147    | 3.1             | 8                    | 55              | 54                         | 112                      | 1,576            | 1,423       | 339                         |
| 34    | 2,269                  | 64     | 2.8             | 14                   | 85              | 49                         | 69                       | 1,137            | 312         | 159                         |
| 35    | 3,184                  | 101    | 3.2             | 24                   | 238             | 208                        | 34                       | 867              | 1,121       | 384                         |



| C.T. | Number of Family Units |        | Per cent Vacant | Family Units Without |                 |                            | Number of Extra Families | Age of Dwellings |             | Dwellings Without Basements |
|------|------------------------|--------|-----------------|----------------------|-----------------|----------------------------|--------------------------|------------------|-------------|-----------------------------|
|      | Total                  | Vacant |                 | Indoor Water Closets | Tubs or Showers | Running Hot and Cold Water |                          | Under 31 Years   | 31 and over |                             |
| 36   | 2,223                  | 57     | 2.6             | 5                    | 33              | 37                         | 92                       | 1,208            | 254         | 86                          |
| 37   | 1,965                  | 32     | 1.6             | 4                    | 29              | 17                         | 88                       | 1,355            | 156         | 67                          |
| 38   | 1,104                  | 16     | 1.5             | 2                    | 9               | 5                          | 39                       | 862              | 53          | 27                          |
| 39   | 1,910                  | 25     | 1.3             | 4                    | 8               | 4                          | 57                       | 1,375            | 117         | 13                          |
| 40   | 2,521                  | 42     | 1.7             | 3                    | 30              | 26                         | 84                       | 1,277            | 400         | 78                          |
| 41   | 1,879                  | 19     | 1.0             | 4                    | 27              | 19                         | 43                       | 1,375            | 46          | 42                          |
| 42   | 1,678                  | 12     | .7              | 2                    | 3               | 1                          | 51                       | 1,491            | 5           | 3                           |
| 43   | 2,203                  | 24     | 1.1             | 3                    | 9               | 5                          | 46                       | 1,831            | 1           | 1                           |
| 44   | 1,234                  | 24     | 1.9             | 2                    | 3               | 2                          | 18                       | 938              | 0           | 2                           |
| 45   | 1,654                  | 57     | 3.4             | 0                    | 0               | 1                          | 25                       | 1,143            | 41          | 4                           |
| 46   | 1,112                  | 42     | 3.8             | 2                    | 11              | 8                          | 22                       | 847              | 34          | 9                           |
| 47   | 2,271                  | 43     | 1.9             | 0                    | 6               | 5                          | 40                       | 1,724            | 49          | 17                          |
| 48   | 1,654                  | 58     | 3.5             | 0                    | 1               | 0                          | 38                       | 1,149            | 16          | 1                           |
| 49   | 2,931                  | 93     | 3.2             | 0                    | 1               | 0                          | 68                       | 1,567            | 23          | 1                           |
| 50   | 1,006                  | 48     | 4.8             | 2                    | 5               | 2                          | 20                       | 584              | 26          | 10                          |
| 51   | 1,642                  | 66     | 4.0             | 1                    | 1               | 0                          | 34                       | 876              | 9           | 4                           |
| 52   | 2,497                  | 102    | 4.1             | 2                    | 9               | 8                          | 47                       | 1,397            | 249         | 14                          |
| 53   | 293                    | 13     | .4              | 0                    | 0               | 0                          | 1                        | 181              | 41          | 2                           |
| 54   | 1,257                  | 61     | 4.9             | 0                    | 1               | 0                          | 9                        | 702              | 74          | 4                           |
| 55   | 2,066                  | 126    | 6.1             | 13                   | 684             | 720                        | 54                       | 530              | 688         | 471                         |
| 56   | 1,129                  | 27     | 2.4             | 9                    | 74              | 90                         | 32                       | 549              | 132         | 77                          |
| 57   | 1,027                  | 20     | 1.9             | 5                    | 26              | 13                         | 55                       | 494              | 243         | 56                          |
| 58   | 3,189                  | 62     | 1.9             | 4                    | 61              | 72                         | 127                      | 1,800            | 400         | 132                         |
| 59   | 1,773                  | 95     | 5.4             | 22                   | 294             | 303                        | 80                       | 215              | 1,051       | 472                         |
| 60   | 2,707                  | 169    | 6.2             | 21                   | 142             | 161                        | 101                      | 280              | 1,491       | 621                         |
| 61   | 2,609                  | 206    | 7.9             | 18                   | 86              | 107                        | 61                       | 491              | 1,152       | 338                         |
| 62   | 325                    | 5      | .2              | 3                    | 9               | 0                          | 6                        | 83               | 113         | 33                          |
| 63   | 2,964                  | 188    | 6.3             | 15                   | 17              | 3                          | 70                       | 1,298            | 522         | 41                          |
| 64   | 366                    | 26     | 7.1             | 0                    | 5               | 0                          | 4                        | 162              | 46          | 7                           |
| 65   | 2,594                  | 189    | 7.3             | 13                   | 15              | 1                          | 64                       | 584              | 923         | 89                          |
| 66   | 1,819                  | 175    | 9.6             | 11                   | 33              | 18                         | 36                       | 253              | 833         | 73                          |
| 67   | 3,070                  | 294    | 9.6             | 17                   | 36              | 13                         | 82                       | 412              | 747         | 85                          |
| 68   | 2,148                  | 213    | 9.9             | 68                   | 173             | 69                         | 85                       | 105              | 1,042       | 133                         |
| 69   | 3,942                  | 264    | 6.7             | 42                   | 118             | 201                        | 233                      | 328              | 2,015       | 517                         |
| 70   | 1,727                  | 123    | 7.1             | 35                   | 137             | 144                        | 73                       | 92               | 860         | 191                         |
| 71   | 4,505                  | 374    | 8.3             | 164                  | 1,130           | 763                        | 178                      | 319              | 2,005       | 408                         |
| 72   | 882                    | 390    | 44.2            | 207                  | 717             | 668                        | 16                       | 14               | 207         | 34                          |





SECTION III.

THE SEVEN CENSUS TRACTS

General Description

Description of each Census Tract.

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### General Description

The study of all of the various arrangements of individual and family behavior was conducted with the hope of having the slum areas establish themselves. In all cases, the figures were left to speak for themselves. On this basis questionable areas automatically become isolated as their statistical records developed. All of the data for Buffalo were studied for each of the 72 census tracts. Seven of the 72 tracts definitely stood out from the others and indicated that conditions within their boundaries were out of line with the normal average for the entire City. Putting it differently, of the City's census tracts some followed, to a greater or lesser degree, the pattern of civic, economic, and social laws, while seven violated so many of the economic and social principals laid down for the efficient functioning of a community that they demanded special consideration.

A careful study of the charts and maps shows the following seven census tracts to demonstrate most of the features of a slum area and, therefore, to classify themselves as slum areas. The seven tracts isolating themselves in this way are 13, 14, 25, 27, 55, 71 and 72.

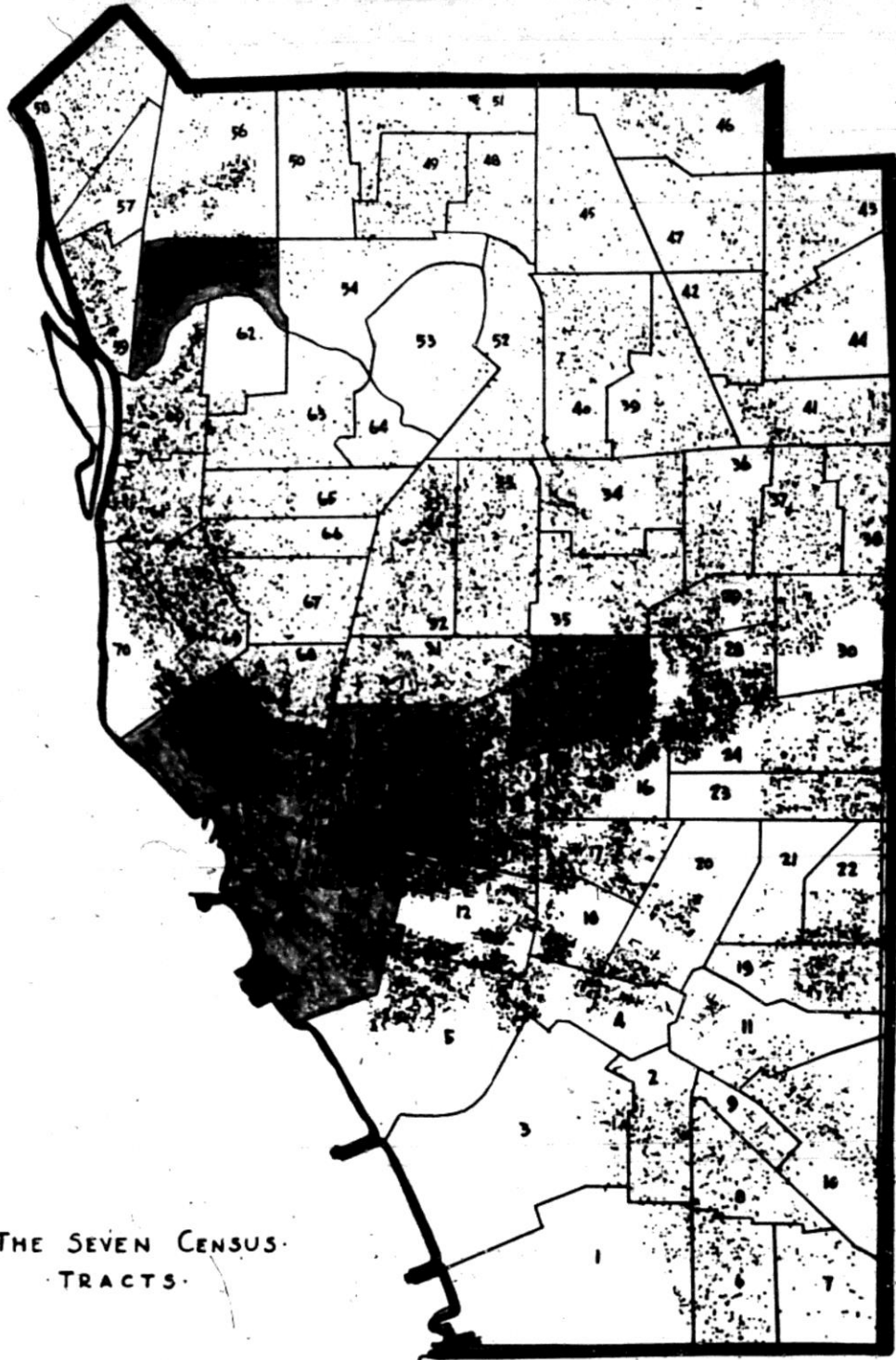
Five of the tracts, 13, 14, 25, 71 and 72, embrace or adjoin the business area of the City. Roughly, they comprise the section bounded on the north by Pennsylvania, West Tupper and Virginia Streets; on the east by Jefferson Ave., Madison and Louisiana Streets; on the south by Buffalo Harbor; and on the west by Lake Erie and the Niagara River.

Census tract 27 is bounded by the New York Central belt line on the east; Genesee and Walden Streets on the north; Broadway on the south; and on the west by Sherman and Herman Streets.

Census tract 55 is near a heavy manufacturing section, in the northwestern part of the City, and is bounded on the north and west by the New York Central belt line; on the east by Elmwood Avenue; and on the south by Scajaquada Creek.

The seven census tracts referred to had a population in 1930 of 100,434, or 17.5 per cent of the population of the entire City. This 17.5 per cent of population lived on the 1485 acres of land available for dwellings, which is 8.7 per cent of the entire available area within the City limits. The density of population in the seven tracts is 68 persons per net, or residential, acre. The average for the other 65 tracts is 30 persons per net acre.

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THE SEVEN CENSUS TRACTS

The Characteristics of the Family Heads in Each of the Seven Census Tracts is shown below.

Family Heads by Country of Birth and Race

|                | Census Tracts |      |      |      |      |      |      | Total |
|----------------|---------------|------|------|------|------|------|------|-------|
|                | 13            | 14   | 25   | 27   | 55   | 71   | 72   |       |
| Family Heads   | 1650          | 2951 | 4737 | 5915 | 2126 | 4396 | 1030 | 22805 |
| N.W.N.P.       | 243           | 210  | 1370 | 467  | 113  | 665  | 164  | 3232  |
| N.W.F. or M.P. | 312           | 268  | 1526 | 2254 | 352  | 694  | 188  | 5594  |
| Foreign-born   | 950           | 772  | 1474 | 3190 | 1660 | 3013 | 660  | 11719 |
| Italy          | 598           | 236  |      |      |      | 2688 | 561  | 4083  |
| Poland         |               |      |      | 2360 | 1308 |      |      | 3668  |
| Russia         |               | 243  |      |      |      |      |      | 243   |
| Germany        |               |      | 383  |      |      |      |      | 383   |
| Other          | 352           | 293  | 1091 | 830  | 352  | 325  | 99   | 3142  |
| Negro          | 133           | 1689 | 344  | 1    |      | 3    | 3    | 2173  |
| Other Races    | 12            | 12   | 23   | 3    | 1    | 21   | 15   | 87    |

The total population of the area in 1910 of 116,045 and in 1920 of 118,332 decreased to 100,434 in 1930. A decreasing population within a census tract usually indicates either a transition to commercial or industrial uses, or at least a deterioration of environment.

The fact that the death rate nearly equalled, or exceeded, the birth rate in most of the seven census tracts indicates an unfavorable trend.

Birth and Death Rates

|               | Census Tracts |     |     |     |     |     |    |
|---------------|---------------|-----|-----|-----|-----|-----|----|
|               | 13            | 14  | 25  | 27  | 55  | 71  | 72 |
| No. of Births | 155           | 227 | 240 | 389 | 171 | 400 | 40 |
| Birth Rate    | 16            | 19  | 14  | 16  | 16  | 21  | 6  |
| No. of Deaths | 166           | 218 | 244 | 245 | 71  | 218 | 71 |
| Death Rates   | 18            | 18  | 14  | 10  | 7   | 11  | 11 |

In three of the above census tracts 13, 25 and 72, the death rate exceeded the birth rate, while the death rate in the City at large was about 75 per cent of the birth rate during the past 3 years.

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The economic status of these seven tracts was examined. The first set of figures on the table on page 75 bring out the fact that whereas the population of the seven tracts total 100,434; or 17.5 per cent of the total population of the City, there are 38,735 persons receiving aid, or 38.6 per cent of the population in these areas received aid from the three City relief divisions, i.e., E.R.B. Home Relief, American Legion and Veterans Bureau, and the G.A.R., and Spanish War Veterans. This number does not include the 412 people living on State Old Age pensions, nor the 468 inmates of the Erie County Home (over half their load).

In addition to these cases, the Catholic Charities care for 1462 persons, the Jewish Welfare Federation has 53 cases and the Joint Charities relief agency, the Charity Organization Society, has 213 cases.

The above figures do not include the 3197 City hospital bed patients, nor the 4503 dental clinic patients from these tracts, nor do they include the 7509 home calls made by the City Hospital Staff in the seven census tracts, nor the 4938 hospital patients in private hospitals paid for by the Department of Social Welfare.

The next group of figures in the table shows what it costs to provide the relief for the people in these seven census tracts. These figures bring out that 32 per cent of the total of \$10,008,094 expended for relief in Buffalo in 1933 was spent in the seven census tracts, in which 17.5 per cent of the population lived.

As an indication of the economic trend of the people under consideration, it is worthy of note in the same table that 51.5 per cent of the County Home costs are chargeable to these areas.

A further breakdown in the relief costs of the seven census tracts, as against the costs in the other 65 tracts is shown in the third set of figures on the table.

The population, persons per net acre, and the rates per 1000 population based on the health and social data for each of the seven census tracts are shown in a summary table on the next page.

#### Description of Each Census Tract

##### Census Tract 13

Census tract 13 is bounded on the north by Eagle Street, on the east by Cedar Street, South Cedar Street, Louisiana Street and Hayward Street, on the south by Buffalo Harbor and on the west by Main Street.

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Population, Crime, Vice, Delinquency, Sickness and Relief  
Seven Census Tracts Compared with City Total

| Population and Social Conditions | Population and Rates per 1000 by Census Tracts |       |       |       |       |       |       |       |       |        |
|----------------------------------|--|-------|-------|-------|-------|-------|-------|-------|-------|--------|
|                                  | City Total                                     | 13    | 14    | 25    | 27    | 55    | 71    | 72    | Year  | Year   |
| Population in thousands          | 573  | 100   | 9     | 12    | 17    | 25    | 11    | 20    | 7     | 30     |
| Persons per net Acre             | 33.7   | 67.6  | 59.0  | 63.0  | 54.0  | 70.4  | 66.0  | 51.0  | 77.1  | 30     |
| Death Rate                       | 10.4   | 13.1  | 17.9  | 16.1  | 14.0  | 9.9   | 6.6   | 11.1  | 10.9  | 33     |
| Infant Mortality                 | 65.4   | 79.3  | 102.9 | 94.1  | 56.3  | 74.4  | 86.2  | 74.3  | 62.0  | 30-33  |
| Birth Rate                       | 14.8   | 16.3  | 16.4  | 19.2  | 13.5  | 16.0  | 16.4  | 20.7  | 5.8   | 33     |
| Illegitimate Births              | 1.6  | 2.4   | 1.7   | 5.6   | 2.1   | 1.8   | 1.6   | 1.9   | 0.9   | 31-34b |
| Arrests                          | 37.2   | 110.0 | 252.1 | 228.6 | 66.3  | 41.0  | 35.4  | 58.3  | 83.3  | 33     |
| Major Crimes                     | 5.0  | 14.5  | 19.2  | 20.6  | 7.8   | 5.8   | 3.0   | 21.4  | 13.2  | 25-32  |
| Homicides                        | 0.4  | 1.4   | 3.2   | 2.4   | 0.7   | .3    | 0.2   | 1.0   | 2.4   | 23-33  |
| Veneral Diseases                 | 5.4  | 14.3  | 16.8  | 26.1  | 11.2  | 3.9   | 3.2   | 12.5  | 17.0  | 33     |
| Juvenile Delinq'y.               | 1.6  | 3.1   | 2.5   | 3.5   | 1.6   | 1.7   | 3.9   | 4.1   | 2.5   | 33-33a |
| Tuberculosis Cases               | 1.4  | 2.6   | 2.1   | 5.7   | 1.5   | 1.5   | 1.5   | 2.0   | 3.8   | 33     |
| Tuberculosis Deaths              | 0.6  | 1.1   | 1.8   | 2.2   | 0.8   | 0.5   | 0.4   | 0.5   | 1.7   | 33     |
| City Hosp. Bed Cases             | 17.3   | 35.2  | 42.4  | 64.2  | 24.9  | 21.6  | 27.3  | 22.4  | 50.0  | 33     |
| City Hosp. Home Calls            | 37.7   | 83.3  | 69.3  | 149.8 | 70.0  | 48.6  | 44.0  | 97.8  | 37.2  | 33     |
| Dental Clinic Cases              | 30.6   | 45.7  | 38.8  | 64.1  | 34.4  | 42.2  | 66.3  | 34.5  | 51.0  | 33     |
| Private Hosp. Cases              | 24.5   | 58.1  | 69.9  | 72.1  | 48.8  | 21.9  | 23.0  | 76.6  | 42.9  | 33d    |
| E.R.E. Work Relief               | 14.9   | 30.0  | 25.7  | 39.7  | 22.0  | 25.7  | 23.2  | 43.2  | 10.7  | 34     |
| E.R.E. Home Relief               | 195.7  | 331.0 | 230.3 | 237.6 | 269.0 | 301.8 | 364.6 | 441.9 | 157.0 | 33     |
| Charity Org. Society             | 1.6  | 2.1   | 3.6   | 1.7   | 2.5   | 2.2   | 0.7   | 2.6   | 0.8   | 33     |
| Old Age Pensions                 | 2.6  | 4.9   | 8.0   | 3.2   | 7.0   | 1.7   | 0.4   | 5.2   | 4.6   | 33     |
| County Home Inmates              | 1.6  | 5.7   | 13.7  | 2.4   | 4.2   | 1.4   | 1.4   | 2.0   | 22.3  | 33     |
| Veterans Relief                  | 39.4   | 62.4  | 63.8  | 96.4  | 60.4  | 60.3  | 47.8  | 64.3  | 23.1  | 33c    |
| Mentally Handi'd. Child'n.       | 3.2  | 7.0   | 3.6   | 9.3   | 3.3   | 3.0   | 6.4   | 11.8  | 3.4   | 34     |
| Catholic Charities               | 10.2   | 14.9  | 16.1  | 4.9   | 16.3  | 13.6  | 14.1  | 17.7  | 23.4  | 33     |
| Federated Jewish Charities       | 0.3  | 0.7   | 0.0   | 2.1   | 1.5   | 0.8   | 0.0   | 0.0   | 0.0   | 33     |

(a) Average. (b) January 1-31 to November 1-34. (c) Includes Veterans World War-G.A.R. & Spanish War Veterans. (d) Paid for by Dep't. of Social Welfare.

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The 9,267 persons living in this census tract in 1930 represented 1.6 per cent of the total population of the City. The census tract includes 597 acres of land, of which only 124 acres are used for residential purposes. A population density of 74 persons per net, or residential, acre is shown as compared with 33 persons per net acre for the entire City. The balance of the land, 473 acres, is mainly industrial and railroad property. Only a small portion is devoted to parks and playgrounds.

A total of 14,353 persons lived in the census tract in 1910. The population decreased to 12,615 in 1920 and to 9,267 in 1930. The population decreased 35 per cent during the twenty years, 1910-1930.

A total of 1650 families lived in this census tract in 1930. Only 243 of these families, or 15 per cent were native white of native parentage and 312, or 19 per cent were native white of foreign, or mixed, parentage. The largest number of family heads, 950 or 58 per cent were foreign-born white. Of this group the Italian predominated, there being 598 family heads born in Italy. Thus, 36 per cent of all the family heads were born in Italy. Eight per cent (133) of the family heads were Negro.

This particular section is not physically attractive. The old New York Central Railroad station and blocks of market buildings lie in the central part of the census tract. They have long since been deserted and are rapidly going to pieces. Few people live in the southern part. However, the northern part is densely populated with families living in dilapidated dwellings. This is one of Buffalo's worst slum areas.

Census tract 13 has the distinction of having the highest rate of murders per 1000 population of any census tract in the City of Buffalo. It ranked third in the police arrests for major crimes during the 8-year period, 1925-1933, and first in the total number of police arrests per 1000 population during the year 1933. It ranked third in the number of cases of venereal disease on record in 1933 per 1000 population. The infant mortality rate of 103 infant deaths per 1000 births during the four years, 1930-1933, was the highest in the City. It had the third highest number of tuberculosis cases per 1000 population, the second highest number of deaths from tuberculosis per 1000 population and the second highest total death rate during 1933. It had the largest number of persons on old age pensions per 1000 population during 1933 and the second highest rate for persons in the County Home.

Although the assessed valuation of property in this census tract increased from \$32,000,000 in 1910 to \$56,000,000 in 1920, it has decreased since 1920 to less than \$40,000,000

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in 1934. Only three other census tracts in the City show any decrease in valuation for the same period. Census tract 13 showed the largest decrease and census tract 12 adjoining it on the east showed the next largest decrease.

Of the total tax exempt property valued at \$3,718,880 The City owned school property accounts for \$1,152,610 and other tax exempt property for \$2,566,270.

Census tract 13 is adjacent to down-town Buffalo. The southern part of the tract is not adaptable for dwellings. It is completely industrial. Broad stretches of railroad property cross the tract in the center. The northeastern section is suitable for residences.

#### Census Tract 14

Census tract 14 is bounded on the north by Broadway, on the east by Jefferson Avenue and Madison Street, on the south by Eagle Street and on the west by Main Street. It is triangular in shape being seven blocks wide on Jefferson Avenue and tapering down to a block at Main Street.

The 12,072 persons living in this census tract in 1930 represented 2.1 per cent of the total population of the City. The census tract includes 243 acres of land, of which 167 acres are used for residential purposes. The balance of the land, 76 acres, is used for factories, business purposes, and public buildings. A population density of 72 persons per net, or residential, acre is shown as compared with 33 persons per net acre for the entire City.

A total of 16,351 persons lived in this census tract in 1910. The population decreased to 15,569 in 1920 and to 12,072 in 1930. The population decreased 26 per cent during the twenty years, 1910-1930.

A total of 2951 families lived in this census tract in 1930. Only 210 of these families, or 7 per cent, were native white of native parentage and 266, or 9 per cent, were native white of foreign or mixed parentage, 772 or 26 per cent of family heads were foreign-born white. Of this group the Italian and Russian predominated, there being 236, or 8 per cent of the family heads born in Italy and 243, or 8 per cent of the family heads born in Russia. The largest number of family heads were Negro, 1689, or 57 per cent of all the family heads.

The area viewed from the principal streets does not appear to be dilapidated, but given any sort of scrutiny it shows the most unfortunate housing in Buffalo. When social statistics are analyzed the area is definitely established as a slum area.

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Census tract 14 has the distinction of having the third highest rate of murders per 1000 population during the ten years 1924-1933, the second highest rate of police arrests for major crimes during the eight year period 1925-1932 and being second in the number of total police arrests per 1000 population during the year 1933. It ranked first in the number of cases of venereal disease on record in 1933 per 1000 population, and highest in illegitimate births per 1000 population during the past four years. The infant mortality of 94 infant deaths per 1000 births during the four years 1930-1933 was the third highest rate in the City. It had the highest number of tuberculosis cases per 1000 population, the highest number of deaths from tuberculosis per 1000 population and the highest total death rate during 1933. The relief load in this census tract was the third highest per 1000 population in the City.

Assessed valuation of property in this census tract increased from \$10,000,000 in 1910 to \$16,000,000 in 1920 and to \$18,000,000 in 1934. The increase during the 24 years was 81 per cent of the assessed valuation of 1910.

Of the total tax exempt property valued at \$7,062,840; \$1,567,580 was invested in schools, \$2,344,000 in public buildings, parks, etc. and nearly \$1,000,000 in the Public Library.

Census tract 14 is conveniently located to the down-town business area. In fact the western portion of the census tract is part of down-town Buffalo. The district is well served by street cars and bus lines. This affords excellent transportation for the workers living in this census tract to the industrial plants and factories of Buffalo.

#### Census Tract 25

Census tract 25 is bounded on the north by Virginia Street, on the east by Jefferson Avenue, on the south by Broadway and on the west by Main Street.

The 17,435 persons living in this census tract in 1930 represented 3.0 per cent of the total population of the City. Most of the 367 acres are used for residential purposes, only 48 acres are devoted to parks, City and industrial properties. The density of population amounted to 60 persons per net, or residential, acre making it a densely populated section of the City since the average density for the entire City is but 33 persons per net acre.

A total of 21,570 persons lived in this census tract in 1910. The population decreased to 20,055 in 1920 to 17,435 in 1930. The population decreased 19 per cent during the 20 years, 1910-1930.

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A total of 4,737 families lived in this census tract in 1930. The largest number of family heads were native white, 61 per cent of all the family heads. Twenty-nine per cent of the family heads (1370) were native white of native parentage and 32 per cent (1526) were native white of foreign or mixed parentage. A large number of family heads (1474) or 31 per cent were foreign-born white and (344) or 7 per cent were Negro. Eight per cent of the family heads (383) were born in Germany and 5 per cent (245) were born in Italy.

An analysis of the social conditions in this census tract indicate that it is fifth highest in the City from the standpoint of the number of cases of venereal disease during 1933 per 1000 population. Over 25 per cent of the population in this particular census tract received Home Relief during 1933.

The assessed valuation of property in this census tract increased from nearly \$21,000,000 in 1910 to over \$34,000,000 in 1920. In 1934, the assessed valuation of property in this census tract was over \$44,000,000, an increase of over 100 per cent in 24 years. An analysis of the valuation of property in the various census tracts rates census tract 25 the second highest in the City.

The total tax exempt property is valued at \$2,689,280. The City owned property for public schools amounts to \$969,360, for other purposes amounts to \$876,280 and \$845,640 is the value of property of a semi-public nature.

The southeast portion of census tract 25 includes some valuable business properties but the Negroes are gradually making their way into this section from census tract 14, which is directly south and has the largest concentration of Negro population in the City.

This census tract is heterogeneous, including valuable business property, a poor Negro section, a conservative old German section and to the northwest a middle class residential area. Census tract 25 is well located from the standpoint of convenience to down-town Buffalo and to many of the industrial plants and factories.

#### Census Tract 27

Census tract 27 is bounded on the north by Best and Walden Avenues on the east by the New York Central Belt Line, on the south by Broadway, and on the west by Sherman and Herman Streets.

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The 24,792 persons living in this census tract in 1930 represented 4.3 per cent of the total population of the City. The census tract includes 399 acres of land, of which all but 47 acres are used for residential purposes. A population density of 70 persons per net, or residential acre is shown as compared with 33 persons per net acre for the entire City. The balance of the land, 47 acres, consists mainly of industrial properties.

A total of 29,518 persons lived in this census tract in 1910. The population decreased to 27,840 in 1920 and to 24,792 in 1930. The population decreased 16 per cent during the 20 years, 1910-1930.

A total of 5915 families lived in this census tract in 1930. Only 467 of these families, or 8 per cent, were native white of native parentage. As many as 2254, or 38 per cent, were native white of foreign or mixed parentage. The largest number of family heads 3190, or 54 per cent, were foreign-born white. Of this group the Polish predominated, there being 2360 family heads born in Poland. Thus, 41 per cent of all the family heads were born in Poland.

The homes are small, and inexpensive but are well maintained.

In census tract 27 the relief load was high, nearly one-third of the population during 1933 received Home Relief through E.R.B.

The assessed valuation of the property in this census tract increased from \$5,000,000 in 1910 to \$13,000,000 in 1920 and decreased less than \$100,000 of this amount by 1934. There were only 3 other census tracts that showed any decrease in appraised value of property during this period.

The total tax-exempt property amounts to \$2,770,710. Of this \$1,463,370 was public school property, \$1,307,340 other City-owned property.

Census tract 27 lies 2 miles west of the down-town section, it maintains its own business district and is not far distant from industrial employment.

In choosing the areas to be given first consideration in making any plans for "slum housing", as described in Section III, this census tract has been omitted from consideration because of the lack of unfavorable social, health, and moral conditions.

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Census Tract 55

Census tract 55 is located in the northwestern section of the City, adjacent to a heavy manufacturing center. It is bounded on the north and west by the Erie and New York Central Railroads, on the east by Elmwood Avenue and on the south by Scajaquada Creek.

The 10,762 persons living in this census tract in 1930 represented 1.9 per cent of the total population of the City. The census tract includes 370 acres of land of which only 148 acres are used for residential purposes. A population density of 73 persons per net or residential acre is shown, as compared with 33 persons per net acre for the entire City. The balance of the land, 222 acres, is composed chiefly of industrial and railroad properties.

A total of 2,979 persons lived in this census tract in 1910. The population increased to 10,101 in 1920 and increased to 10,762 in 1930. The population increased nearly 300 per cent during the 20 years 1910-1930.

A total of 2,126 families lived in this census tract in 1930. Only 113 of these families, or 5 per cent, were native white of native parentage and 352, or 17 per cent, were native white of foreign or mixed parentage. The largest number of family heads 1660, or 78 per cent, were foreign-born white. Of this group the Polish predominated, there being 1,308 family heads born in Poland. Thus, 61 per cent of all the family heads were born in Poland. There were no Negro families.

This particular section is not physically attractive. The residential area lies between the industries on the north and the industries in the southwest corner. It is bounded on the south by a creek, on both sides of which the City is developing an excellent parkway. Directly south of the eastern section of this census tract the City owns a piece of property consisting of about 75 acres, which is vacant and may sometime be developed as an important City park.

The residential area of census tract 55 could very well be rebuilt. At present the section is badly blighted, the houses are small and unattractive, close together and in bad repair. This census tract is four miles from downtown Buffalo, however, it is conveniently located to many industrial plants. Transportation facilities to all parts of the City are available to the residents of this census tract.

Census tract 55, although not showing crime and vice, does show a relatively high rate for Juvenile delinquency. The rate would rank the census tract as seventh during the

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four years 1930-1933. The infant mortality rate is 86 per 1000 births, ranking it the fifth census tract from this standpoint. The E.R.B. Home Relief load was high in 1933, ranking the census tract as fourth highest for the City.

The assessed valuation of property in this census tract increased from \$2,000,000 in 1910 to \$9,000,000 in 1920 and to \$12,000,000 in 1934. Compared to the other census tracts this is a large increase for the twenty-four year period. The increase is not surprising for many industrial plants located here during that period and the population increased considerably.

Of the total tax exempt property valued at \$2,076,780, the school property amounted to \$829,320; the other City owned property to \$715,610 and the other tax exempt property accounted for the remaining \$531,850.

#### Census Tract 71

Census tract 71 is bounded on the north by Pennsylvania Street, northwest by Plymouth Avenue, Cottage Street and West Tupper Street, on the east by Main Street, on the south by West Mohawk and Wilkinson Streets, and on the west by the Buffalo Harbor.

The 19,573 persons living in this census tract in 1930 represented 3.4 per cent of the total population of the City. Of the 488 acres in the census tract 169 acres are devoted to parks, city property, railroad and industrial property. These 169 acres are devoted chiefly to parks. A population density of 61 persons per net or residential acre is shown as compared with 33 persons per net acre for the entire City, making it a densely populated section of the City.

A total of 21,764 persons lived in the census tract in 1910. The population increased to 25,656 in 1920 and decreased to 19,573 in 1930. The population decreased 10 per cent during the twenty years 1910-1930, even though it was 24 per cent less in 1930 than in 1920.

A total of 4,396 families lived in this census tract in 1930. Of these 665, or 15 per cent, were native white of native parentage and 694, or 16 per cent, were native white of foreign or mixed parentage. The largest number of family heads, 3,013 or 69 per cent were foreign-born white. Of this group the Italian predominated, there being 2,688 family heads born in Italy. Thus, 61 per cent of all the family heads were born in Italy.

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Census tract 71 has the distinction of ranking fourth in the number of murders per 1000 population during the 10 years, 1924-1933, and first in arrests for major crimes during the 8 years, 1925-1932. It ranks fourth in the number of cases of venereal disease reported during 1933 per 1000 population. The relief load in this census tract is high, as it rates second in the number of persons who received E.R.B. Home Relief per 1000 population in 1933 and first from the stand-point of E.R.B. Work Relief in 1933.

The assessed valuation of property in this census tract increased from \$20,000,000 to \$36,000,000 in 1920 and to \$45,000,000 in 1934. During the 24-year period the total increase amounted to 121 per cent.

Buffalo has a large investment in this particular census tract. Of the total tax exempt property valued at \$6,139,520, the City owned property used for schools is valued at \$2,231,080 while property used for parks and playgrounds is valued at \$2,721,170. Other tax exempt property in this census tract is valued at \$1,187,270.

Census tract 71 is strategically located from the stand-point of convenience to down-town Buffalo and to the industrial plants and factories. It fronts on the Niagara River which may be easily seen from the various sections throughout the tract. A large section of the lake front in this census tract has been developed as a municipal park.

#### Census Tract 72

Census tract 72 is bounded on the north by West Mohawk Street, on the east by Main Street, on the south by Erie Basin, and on the west by Wilkinson Street.

The 6,533 persons living in this census tract in 1930, represented 1.7 per cent of the total population of the City. The census tract includes 228 acres of land of which less than half are used for residential purposes. The population density of 77 persons per net or residential acre is shown as compared with 33 persons per net acre for the entire City. In this tract 143 acres are used for industrial and railroad purposes and for public buildings.

A total of 9,722 persons lived in the census tract in 1910. The population decreased to 6,496 in 1920 and increased to 6,533 in 1930. The population decreased 33 per cent during the twenty years 1910-1930.

A total of 1030 families lived in this census tract in 1930. Only 164 of these families, or 16 per cent, were native white of native parentage and 188, or 18 per cent, were native

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white of foreign or mixed parentage. The largest number of family heads 660, or 64 per cent, were foreign-born white. Of this group the Italian predominated, there being 561 family heads born in Italy. Thus, 55 per cent of all the family heads were born in Italy.

This particular section includes a great many old tenement houses located near the water front. The houses are in a dilapidated condition as indicated by the fact that last winter over 44 per cent of all the family units in the section were vacant, while the vacancy for the City as a whole was under 5 per cent. The water front is devoted to shipping. The section away from the water front and toward the down-town area of Buffalo has a great many new and beautiful buildings. The City Hall, County Hall, City Court and County Jail and the new State Building are all located in this census tract. The new Federal Post Office Building will be constructed in this tract.

Census tract 72 has the distinction of ranking second in the number of murders per 1000 population committed during the 10 years 1924-1933, fifth from the stand-point of the major crimes per 1000 population during the 8 years 1925-1932, and third from the stand-point of police arrests, excluding traffic arrests per 1000 population during 1933. It ranks second in venereal disease rates, second in tuberculosis case rates and third in tuberculosis death rates, second in the number of bed patients in the City Hospital per 1000 population during 1933 and first in the number of inmates in the County Home per 1000 population during 1933.

The assessed valuation of property in this census tract amounted to \$23,000,000 in 1910, increased to \$35,000,000 in 1920 and to almost \$43,000,000 in 1934. The increase during the 24-year period amounted to 92 per cent. The total tax-exempt property is valued at \$17,274,380, the City-owned property accounts for \$7,431,120, the county property for \$2,733,830, the Federal property for \$3,682,400. The remaining tax exempt property is valued at \$3,427,030.

Census tract 72 contains the most important part of down-town Buffalo. No portion of this tract is suitable for dwellings. Railroad tracks extend across the lake front, piers extend into the lake, many Governmental buildings are located in the central section, and important business houses are located throughout the northeast portion.

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SECTION IV

THE NINE LOCATIONS

Suggested Areas To Be Rebuilt.

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Suggested Areas to be Rebuilt.

In spite of census tracts 27 and 72 showing evidences of their being parts of a slum area based on the social statistics, no part of these census tracts have been selected for rebuilding. The physical condition of the dwellings in census tract 27 did not warrant their replacement. Census tract 72 was primarily business and industrial and does not provide a satisfactory site for residential purposes.

Nine areas have been selected in the other 5 census tracts. The location of these areas is shown on the maps on pages 77 to 81 in Part II. Any one, or more, of these areas could well be rebuilt, thereby eliminating slum conditions and providing decent housing for residents of Buffalo.

Seven areas are located near the City Hall and the downtown business district. They are also in close proximity to industrial establishments employing large numbers of men and women.

Two areas are located in the north-west section at a distance of four miles from down-town Buffalo. These two areas, however, are located in close proximity to large manufacturing concerns.

A distribution of all industrial plants is shown on the map on page 76 of Part II. Those employing 100 or more persons are shown by a large dot and those employing fewer than 100 persons by a small dot. The number of persons employed in each of the large establishments is also shown. The map shows the location of the 9 areas and indicates that persons living in any of these areas are close to industrial concerns employing large numbers of people.

The family characteristics of each area is similar to the characteristics of the entire census tract of which the area is a part. These characteristics have been discussed in Section III.

Since the cost of acquiring land must be taken into consideration in selecting areas to be rebuilt, detailed data are presented for each of these 9 areas. These data include area of land to be acquired, value of land and buildings as appraised for 1934 tax purposes, value per square foot, area of land to be obtained by the closing of public highways, and value per square foot based on total area.

Each of the 9 areas are briefly described on the following pages. The maps show area in square feet, value of land and value of buildings as appraised for 1934 tax purposes and dollars per square foot for each section of each block.

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The total area which may be used for building purposes, the value as appraised for 1934 tax purposes, and the dollars per square foot of land to be used for building purposes is summarized below:

Summary of Nine Areas

| Census Tract | Area | Value as Appraised for 1934 Tax Purposes |           |           | To be Purchased | To be Used | Amount per Sq. Ft. |
|--------------|------|--|-----------|-----------|-----------------|------------|--------------------|
|              |      | Land                                     | Buildings | Total     |                 |            |                    |
| 13           | 13-A | \$169,580                                | \$224,950 | \$394,530 | 12.8            | 14.7       | \$ .62             |
| 14           | 14-A | 182,680                                  | 322,760   | 505,420   | 9.7             | 10.5       | 1.10               |
| 14           | 14-B | 242,810                                  | 564,670   | 807,480   | 11.7            | 14.6       | 1.27               |
| 25           | 25-A | 365,450                                  | 364,960   | 730,410   | 14.2            | 16.3       | 1.03               |
| 25           | 25-B | 224,310                                  | 280,120   | 504,430   | 11.0            | 12.0       | .96                |
| 55           | 55-A | 238,380                                  | 393,620   | 632,000   | 13.6            | 15.5       | .93                |
| 55           | 55-B | 116,920                                  | 198,420   | 315,340   | 9.5             | 10.9       | .66                |
| 71           | 71-A | 224,080                                  | 329,500   | 553,580   | 15.9            | 21.1       | .60                |
| 71           | 71-B | 235,350                                  | 472,090   | 708,440   | 16.0            | 21.9       | .74                |

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Project 13-A in Census Tract 13

This project is bounded on the north by Perry Street, on the east by Hamburg and Alabama Streets, on the south by Fulton and Elk Streets, and on the west by Louisiana and Hayward Streets.

It includes seven blocks, a total of 558,652 square feet, or 12.8 acres. The value as appraised for 1934 tax purposes amounts to \$ .71. Hayward, Fulton, and Alabama Streets, and Standard and Coatsworth Alleys, can be vacated. This amounts to 85,450 square feet. Thus, the total area of 644,102 square feet, or 14.7 acres amounts to \$ .62 per square foot.

The value as appraised for 1934 tax purposes, the area in square feet and the dollars per square foot is shown for each block included in this project.

| Block                      | Value as Appraised<br>for 1934 Tax Purposes |            |           | Area<br>Sq. Ft.   | Dollars<br>per<br>Sq. Ft. |
|----------------------------|---|------------|-----------|-------------------|---------------------------|
|                            | Land  | Buildings  | Total     |                   |                           |
| 517                        | \$ 17,880                                   | \$ 26,310  | \$ 44,190 | 63,852            | \$ .69                    |
| 519 and 529                | 44,190                                      | 58,170     | 102,360   | 172,405           | .59                       |
| 530                        | 23,500                                      | 21,220     | 44,720    | 77,560            | .58                       |
| 547                        | 42,910                                      | 44,390     | 87,300    | 86,724            | 1.00                      |
| 520 and 528<br>Street Area | 41,100                                      | 74,860     | 115,960   | 158,111<br>85,450 | .73                       |
| Total                      | \$169,580                                   | \$ 224,950 | \$394,530 | 644,102           | \$ .62                    |

Various data collected by the Real Property Inventory, pertinent to the blocks making up this project, are shown below:

| Housing Data                              | Block Numbers |     |     |     |     |            | Total |
|---|---------------|-----|-----|-----|-----|------------|-------|
|   | 517           | 519 | 529 | 530 | 547 | 520<br>528 |       |
| Number of Persons                         | 108           | 143 | 132 | 114 | 85  | 301        | 883   |
| Number of Families                        | 24            | 29  | 38  | 32  | 20  | 75         | 218   |
| No. of Family Units                       |               |     |     |     |     |            |       |
| Occupied                                  | 24            | 28  | 38  | 28  | 19  | 74         | 211   |
| Vacant                                    | 4             | 12  | 3   | 1   | 3   | 5          | 28    |
| Without private in-<br>door water closets | 0             | 0   | 0   | 2   | 0   | 1          | 3     |
| Without tubs or<br>shower baths           | 12            | 19  | 30  | 8   | 6   | 25         | 100   |
| With only cold<br>running water           | 20            | 15  | 31  | 12  | 6   | 24         | 108   |
| No. of Dwellings                          | 17            | 24  | 24  | 17  | 16  | 56         | 154   |
| Without basements                         | 7             | 16  | 20  | 17  | 12  | 46         | 118   |
| 31 years or older                         | 17            | 24  | 24  | 14  | 12  | 56         | 147   |

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Project 14-A in Census Tract 14

This project is bounded on the north by Broadway, on the east by Walnut Street, on the south by William Street, and on the west by Bennett Street.

It includes two large blocks, a total of 537,612 square feet, or 12.3 acres. The value as appraised for 1934 tax purpose amounts to \$1.50. Cedar Street can be vacated. This amounts to 50,000 square feet. Thus, the total area of 587,612 square feet, or 13.5 acres, amounts to \$1.37 per square foot.

The value as appraised for 1934 tax purposes, the area in square feet and the dollars per square foot is shown for each block included in this project.

| Block       | Value as Appraised<br>for 1934 Tax Purposes |           |           | Area<br>Sq. Ft. | Dollars<br>per<br>Sq. Ft. |
|-------------|---|-----------|-----------|-----------------|---------------------------|
|             | Land  | Buildings | Total     |                 |                           |
| 574         | \$166,250                                   | \$257,420 | \$423,670 | 273,234         | \$ 1.55                   |
| 575         | 164,500                                     | 217,170   | 381,670   | 264,378         | 1.44                      |
| Street Area |   |           |           | 50,000          |                           |
| Total       | \$330,750                                   | \$474,590 | \$805,340 | 587,612         | \$ 1.37                   |

The property fronting on Broadway and William Street has a high value as appraised for 1934 tax purposes. If this frontage were excluded the following calculations would hold true.

The section then includes parts of 2 blocks, a total of 423,079 square feet, or 9.7 acres. The value as appraised for 1934 tax purpose amounts to \$1.19. Cedar Street can be vacated. This amounts to 36,800 square feet. Thus, the total area of 459,879 square feet, or 10.5 acres, amounts to \$1.10 per square foot.

| Block       | Value as Appraised<br>for 1934 Tax Purposes |           |           | Area<br>Sq. Ft. | Dollars<br>per<br>Sq. Ft. |
|-------------|---|-----------|-----------|-----------------|---------------------------|
|             | Land  | Buildings | Total     |                 |                           |
| 574         | \$ 95,360                                   | \$171,440 | \$266,800 | 218,017         | \$ 1.22                   |
| 575         | 87,300                                      | 151,320   | 238,620   | 205,062         | 1.16                      |
| Street Area |   |           |           | 36,800          |                           |
| Total       | \$182,660                                   | \$322,760 | \$505,420 | 459,879         | \$ 1.10                   |

Various data collected by the Real Property Inventory, pertinent to the blocks making up this project, are shown below:

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| Housing Data                              | Block<br>Numbers |     | Total |
|---|------------------|-----|-------|
|   | 574              | 575 |       |
| Number of Persons                         | 642              | 577 | 1219  |
| Number of Families                        | 203              | 171 | 374   |
| No. of Family Units                       |                  |     |       |
| Occupied                                  | 187              | 157 | 344   |
| Vacant                                    | 9                | 8   | 17    |
| Without private in-<br>door water closets | 15               | 0   | 15    |
| Without tubs or<br>shower baths           | 71               | 35  | 106   |
| With only cold<br>running water           | 80               | 59  | 139   |
| No. of Dwellings                          | 89               | 89  | 178   |
| Without basements                         | 41               | 54  | 95    |
| 31 years or older                         | 86               | 73  | 159   |

Of the 1219 persons living in this area, 675 or 55 per cent are Negroes.

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Project 14-B in Census Tract 14

This project is bounded on the north by William Street, on the east by Pratt Street, on the south by Clinton Street, and on the west by Cedar Street.

It includes four blocks, a total of 600,762 square feet, or 13.8 acres. The value as appraised for 1934 tax purposes amounts to \$1.75. Walnut, and Hickory Streets and Sylvan Alley can be vacated. This amounts to 110,580 square feet. Thus, the total area of 711,365 square feet, or 16.3 acres, amounts to \$1.48 per square foot.

The value as appraised for 1934 tax purposes, the area in square feet and the dollars per square foot is shown for each block included in this project.

| Block       | Value as Appraised<br>for 1934 Tax Purposes |           |             | Area<br>Sq. Ft. | Dollars<br>per<br>Sq. Ft. |
|-------------|---|-----------|-------------|-----------------|---------------------------|
|             | Land  | Buildings | Total       |                 |                           |
| 599         | \$107,250                                   | \$218,810 | \$326,060   | 182,040         | \$ 1.79                   |
| 600         | 60,480                                      | 95,160    | 155,640     | 92,984          | 1.67                      |
| 601         | 62,950                                      | 111,780   | 174,730     | 97,993          | 1.78                      |
| 602         | 124,540                                     | 274,270   | 398,810     | 227,765         | 1.75                      |
| Street Area |   |           |             | 110,583         |                           |
| Total       | \$355,220                                   | \$700,020 | \$1,055,240 | 711,365         | 1.48                      |

The property fronting on William Street has a high value as appraised for 1934 tax purposes. If this frontage were excluded the following calculations would hold true.

The section then includes parts of 4 blocks, a total of 512,073 square feet, or 11.7 acres. The value as appraised for 1934 tax purposes amounts to \$1.57. Walnut and Hickory Streets, and Sylvan Alley can be vacated. This amounts to 95,578 square feet. Thus, the total area of 636,451 square feet, or 14.6 acres, amounts to \$1.27 per square foot.

| Block       | Value as Appraised<br>for 1934 Tax Purposes |           |           | Area<br>Sq. Ft. | Dollars<br>per<br>Sq. Ft. |
|-------------|---|-----------|-----------|-----------------|---------------------------|
|             | Land  | Buildings | Total     |                 |                           |
| 599         | \$ 69,630                                   | \$158,550 | \$228,180 | 153,092         | 1.49                      |
| 600         | 42,520                                      | 83,780    | 126,300   | 79,755          | 1.58                      |
| 601         | 44,370                                      | 97,000    | 141,370   | 83,201          | 1.69                      |
| 602         | 86,290                                      | 225,340   | 311,630   | 196,025         | 1.59                      |
| Street Area |   |           |           | 95,578          |                           |
| Total       | \$242,810                                   | \$564,670 | \$807,480 | 636,451         | \$1.57                    |

Various data collected by the Real Property Inventory, pertinent to the blocks making up this project, are shown below:

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| <u>Housing Data</u>                       | <u>Block Numbers</u> |            |            |            | <u>Total</u> |
|---|----------------------|------------|------------|------------|--------------|
|   | <u>599</u>           | <u>600</u> | <u>601</u> | <u>602</u> |              |
| Number of Persons                         | 415                  | 301        | 297        | 586        | 1599         |
| Number of Families                        | 117                  | 79         | 84         | 164        | 444          |
| No. of Family Units                       |                      |            |            |            |              |
| Occupied                                  | 105                  | 67         | 75         | 143        | 390          |
| Vacant                                    | 5                    | 1          | 2          | 3          | 11           |
| Without private in-<br>door water closets | 2                    | 1          | 3          | 0          | 6            |
| Without Tubs or<br>shower baths           | 26                   | 67         | 14         | 13         | 120          |
| With only cold<br>running water           | 33                   | 21         | 35         | 9          | 98           |
| Number of Dwellings                       | 58                   | 39         | 45         | 88         | 230          |
| Without Basement                          | 21                   | 13         | 19         | 37         | 90           |
| 31 years or older                         | 38                   | 37         | 40         | 84         | 199          |

Of the 1599 persons residing in the four blocks 1245,  
or 77.9 per cent, are negroes.

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Project 25-A in Census Tract 25

This project is bounded on the north by Genesee Street, on the east by Davis Street and Jefferson Avenue, on the south by Sycamore Street, and on the west by Mortimer Street.

It includes three blocks, a total of 620,801 square feet, or 14.2 acres. The value as appraised for 1934 tax purposes amounts to \$1.18. Kane and Camp Streets can be vacated. This amounts to 90,525 square feet. Thus, the total area of 711,326 square feet, or 16.3 acres, amounts to \$1.03 per square foot.

The value as appraised for 1934 tax purposes, the area in square feet and the dollars per square foot is shown for each block included in this project.

| Block       | Value as Appraised<br>for 1934 Tax Purposes |           |           | Area<br>Sq. Ft. | Dollars<br>per<br>Sq. Ft. |
|-------------|---|-----------|-----------|-----------------|---------------------------|
|             | Land  | Buildings | Total     |                 |                           |
| 975         | \$128,460                                   | \$131,520 | \$259,980 | 209,403         | \$ 1.24                   |
| 976         | 106,710                                     | 101,110   | 207,820   | 180,759         | 1.15                      |
| 977         | 130,280                                     | 132,330   | 262,610   | 230,639         | 1.14                      |
| Street Area |   |           |           | 90,525          |                           |
| Total       | \$365,450                                   | \$364,960 | \$730,410 | 711,326         | \$ 1.03                   |

Various data collected by the Real Property Inventory, pertinent to the blocks making up this project, are shown below:

| Housing Data                              | Block Numbers |     |     | Total |
|---|---------------|-----|-----|-------|
|   | 975           | 976 | 977 |       |
| Number of Persons                         | 355           | 300 | 366 | 1021  |
| Number of Families                        | 111           | 101 | 114 | 326   |
| No. of Family Units                       |               |     |     |       |
| Occupied                                  | 111           | 101 | 114 | 326   |
| Vacant                                    | 16            | 6   | 10  | 32    |
| Without private in-<br>door water closets | 6             | 0   | 3   | 9     |
| Without tubs or<br>shower baths           | 29            | 32  | 25  | 86    |
| With only cold<br>running water           | 34            | 27  | 22  | 83    |
| Number of Dwellings                       | 73            | 69  | 73  | 215   |
| Without Basement                          | 52            | 42  | 34  | 128   |
| 31 years or older                         | 70            | 66  | 70  | 206   |

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Project 25-B in Census Tract 25

This project is bounded on the north by Sycamore Street, on the east by Jefferson Avenue, on the south by Broadway, and on the west by Mortimer Street.

It includes four blocks, a total of 481,620 square feet, or 11.0 acres. The value as appraised for 1934 tax purposes amounts to \$1.05. Mathews, George and Rey Streets can be vacated. This amounts to 40,000 square feet. Thus, the total area of 521,129 square feet, or 12.0 acres amounts to \$ .96 per square foot.

The value as appraised for 1934 tax purposes, the area in square feet and the dollars per square foot is shown for each block included in this project.

| Block       | Value as Appraised<br>for 1934 Tax Purposes |           |           | Area<br>Sq.Ft. | Dollars<br>per<br>Sq.Ft. |
|-------------|---|-----------|-----------|----------------|--------------------------|
|             | Land  | Buildings | Total     |                |                          |
| 1019        | \$105,410                                   | \$115,710 | \$221,120 | 216,962        | \$0.92                   |
| 1020        | 54,000                                      | 96,960    | 150,960   | 118,287        | 1.27                     |
| 1021        | 37,210                                      | 40,210    | 77,420    | 88,962         | .87                      |
| 1022*       | 27,690                                      | 27,240    | 54,930    | 57,410         | .95                      |
| Street Area |   |           |           | 39,508         |                          |
| Total       | \$224,310                                   | \$280,120 | \$504,430 | 521,129        | \$ .96                   |

\* Broadway frontage of block not included.

Various data collected by the Real Property Inventory, pertinent to the blocks that make up this project, including the entire area, are as follows:

| Housing Data                              | Block Numbers |      |              | Total |
|---|---------------|------|--------------|-------|
|   | 1019          | 1020 | 1021<br>1022 |       |
| Number of persons                         | 349           | 161  | 293          | 803   |
| Number of Families                        | 97            | 42   | 83           | 222   |
| No. of Family Units                       |               |      |              |       |
| Occupied                                  | 97            | 42   | 83           | 222   |
| Vacant                                    | 7             | 3    | 7            | 17    |
| Without private in-<br>door water closets | 1             | 3    | 4            | 8     |
| Without tubs or<br>shower baths           | 31            | 14   | 31           | 76    |
| With only cold<br>running water           | 37            | 16   | 38           | 91    |
| No. of Dwellings                          | 63            | 32   | 55           | 150   |
| Without basements                         | 58            | 28   | 47           | 133   |
| 31 years or older                         | 62            | 29   | 49           | 140   |

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Project 55-A in Census Tract 55

This project is bounded on the north by Chandler Street, on the east by Reservation Street and Manton Place, on the south by Amherst Street, and on the west by Howell Street.

It includes three blocks, a total of 593,501 square feet, or 13.6 acres. The value as appraised for 1934 tax purposes amounts to \$1.06. Grote and Bush Streets can be vacated. This amounts to 83,300 square feet. Thus, the total area of 676,801 square feet, or 15.5 acres, amounts to \$ .93 per square foot.

The value as appraised for 1934 tax purposes, the area in square feet and the dollars per square foot is shown for each block included in this project.

| Block       | Value as Appraised<br>for 1934 Tax Purposes |           |           | Area<br>Sq. Ft. | Dollars<br>per<br>Sq. Ft. |
|-------------|---|-----------|-----------|-----------------|---------------------------|
|             | Land  | Buildings | Total     |                 |                           |
| 2237        | \$ 45,630                                   | \$ 67,710 | \$113,340 | 159,600         | \$ 0.71                   |
| 2265        | 99,470                                      | 165,280   | 264,750   | 211,367         | 1.25                      |
| 2266        | 93,280                                      | 160,630   | 253,910   | 222,534         | 1.14                      |
| Street Area |   |           |           | 83,300          |                           |
| Total       | \$238,380                                   | \$393,620 | \$632,000 | 676,801         | \$ .93                    |

Various data collected by the Real Property Inventory pertinent to the blocks making up this project, are as follows:

| Housing Data                              | Block Numbers |      |      | Total |
|---|---------------|------|------|-------|
|   | 2237          | 2265 | 2266 |       |
| Number of Persons                         | 192           | 589  | 636  | 1417  |
| Number of Families                        | 41            | 130  | 130  | 301   |
| No. of Family Units                       |               |      |      |       |
| Occupied                                  | 40            | 127  | 128  | 295   |
| Vacant                                    | 0             | 7    | 4    | 11    |
| Without private in-<br>door water closets | 0             | 0    | 4    | 4     |
| Without tubs or<br>shower baths           | 0             | 49   | 86   | 135   |
| With only cold<br>running water           | 0             | 57   | 89   | 146   |
| Number of Dwellings                       | 22            | 73   | 68   | 163   |
| Without basement                          | 0             | 24   | 34   | 58    |
| 31 years or more                          | 5             | 73   | 25   | 103   |

1/23/35.

Project 55-B in Census Tract 55

This project is bounded on the north by Austin Street, on the east by Military Road, on the south by Military Road and Amherst Street, and on the west by Kail Street.

It includes two blocks, a total of 414,307 square feet, or 9.5 acres. The value as appraised for 1934 tax purposes amounts to \$ .76. Clay Street can be vacated. This amounts to 30,360 square feet. Thus, the total area of 474,667 square feet, or 10.9 acres amounts to \$ .66 per square foot.

The value as appraised for 1934 tax purposes, the area in square feet and the dollars per square foot is shown for each block included in this project.

| Block       | Value as Appraised<br>for 1934 Tax Purposes |           |           | Area<br>Sq. Ft. | Dollars<br>per<br>Sq. Ft. |
|-------------|---|-----------|-----------|-----------------|---------------------------|
|             | Land  | Buildings | Total     |                 |                           |
| 2258*       | \$ 65,730                                   | \$108,150 | \$173,880 | 231,476         | \$ .75                    |
| 2259*       | 51,190                                      | 90,270    | 141,460   | 182,831         | .77                       |
| Street Area |   |           |           | 30,360          |                           |
| Total       | \$116,920                                   | \$198,420 | \$315,340 | 474,667         | \$ .66                    |

\* Church property in these blocks excluded.

Various data collected by the Real Property Inventory, pertinent to the blocks that make up this project, including the entire area, are as follows:

| Housing Data                              | Block<br>Numbers |      | Total |
|---|------------------|------|-------|
|   | 2258             | 2259 |       |
| Number of Persons                         | 451              | 361  | 812   |
| Number of Families                        | 99               | 78   | 177   |
| No. of Family Units                       |                  |      |       |
| Occupied                                  | 98               | 77   | 175   |
| Vacant                                    | 10               | 8    | 18    |
| Without private in-<br>door water closets | 0                | 1    | 1     |
| Without tubs or<br>shower baths           | 63               | 66   | 129   |
| With only cold<br>running water           | 71               | 85   | 156   |
| Number of Dwellings                       | 73               | 59   | 132   |
| Without basement                          | 59               | 42   | 101   |
| 31 years or older                         | 70               | 51   | 121   |

1/23/35.

Project 71-A in Census Tract 71

This project is bounded on the north by Maryland Street, on the east by Efner Street, on the south by Georgia and Court Streets and on the west by the proposed Perry Boulevard.

It includes six blocks, a total of 692,263 square feet, or 15.9 acres. The value as appraised for 1934 tax purposes amounts to \$ .80. Fourth, Virginia and Carolina Streets can be vacated. This amounts to 227,862 square feet. Thus, the total area of 920,125 square feet or 21.1 acres amounts to \$ .60 per square foot.

The value as appraised for 1934 tax purposes, the area in square feet and the dollars per square foot is shown for each block included in this project.

| Block       | Value as Appraised<br>for 1934 Tax Purposes |           |           | Area<br>Sq. Ft. | Dollars<br>per<br>Sq. Ft. |
|-------------|---|-----------|-----------|-----------------|---------------------------|
|             | Land  | Buildings | Total     |                 |                           |
| 2804        | \$35,670                                    | \$69,980  | \$104,650 | 114,465         | \$0.91                    |
| 2805        | 39,310                                      | 27,920    | 67,230    | 126,000         | .53                       |
| 2806        | 39,380                                      | 51,350    | 90,730    | 131,248         | .69                       |
| 2807        | 39,970                                      | 71,320    | 109,290   | 105,906         | 1.03                      |
| 2829        | 34,750                                      | 78,110    | 112,860   | 100,285         | 1.12                      |
| 2830        | 37,000                                      | 31,820    | 68,820    | 114,359         | .60                       |
| Street Area |   |           |           | 227,862         |                           |
| Total       | \$224,080                                   | \$329,500 | \$553,580 | 920,125         | .60                       |

Various data collected by the Real Property Inventory, pertinent to the blocks that make up this project, are as follows:

| Housing Data                              | Block Numbers |      |      |      |      |      | Total |
|---|---------------|------|------|------|------|------|-------|
|   | 2804          | 2805 | 2806 | 2807 | 2829 | 2830 |       |
| Number of persons                         | 331           | 0    | 0    | 44   | 240  | 53   | 668   |
| Number of Families                        | 72            | 0    | 0    | 8    | 55   | 12   | 147   |
| No. of Family Units                       |               |      |      |      |      |      |       |
| Occupied                                  | 70            | 0    | 0    | 8    | 48   | 11   | 137   |
| Vacant                                    | 10            | 0    | 0    | 1    | 7    | 3    | 21    |
| Without private in-<br>door water closets | 0             | 0    | 0    | 0    | 3    | 6    | 9     |
| Without tubs or<br>shower baths           | 46            | 0    | 0    | 9    | 46   | 11   | 57    |
| With only cold<br>running water           | 45            | 0    | 0    | 8    | 42   | 11   | 106   |
| No. of Dwellings                          | 51            | 0    | 0    | 5    | 33   | 11   | 100   |
| Without basement                          | 18            | 0    | 0    | 3    | 21   | 11   | 53    |
| 31 years or more                          | 48            | 0    | 0    | 5    | 31   | 11   | 95    |

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| Block | LAND   | BLDGS   | TOTAL        | AREA<br>Sq. Ft. | Dollars/Sq. Ft. |
|-------|--------|---------|--------------|-----------------|-----------------|
| 2802  | 65,490 | 161,600 | 227,090      | 126,100         | 1.80            |
| 2809  | 69,340 | 170,740 | -51- 240,080 | 128,260         | 1.95            |

Project 71-B in Census Tract 71

This project is bounded on the north by Maryland Street, on the east by Trenton Street, on the west by Carolina Street and on the south by the proposed Perry Boulevard.

It includes six blocks, a total of 697,330 square feet, or 16.0 acres. The value as appraised for 1934 tax purposes amounts to \$1.01. Efner, Fourth and Virginia Streets can be vacated. This amounts to 159,176 square feet. Thus, the total area of 956,506 square feet, or 21.9 acres amounts to \$ .74 per square foot.

The value as appraised for 1934 tax purposes, the area in square feet and the dollars per square foot is shown for each block included in this project.

| Block        | Value as Appraised<br>for 1934 Tax Purposes |                  |                  | Area<br>Sq. Ft. | Dollars<br>per<br>Sq. Ft. |
|--------------|---|------------------|------------------|-----------------|---------------------------|
|              | Land  | Buildings        | Total            |                 |                           |
| 2803         | \$43,070                                    | \$119,320        | \$162,390        | 113,514         | \$1.43                    |
| 2804         | 35,670                                      | 68,980           | 104,650          | 114,465         | .91                       |
| 2805         | 39,310                                      | 27,920           | 67,230           | 126,000         | .53                       |
| 2806         | 39,380                                      | 51,350           | 90,730           | 131,248         | .69                       |
| 2807         | 37,970                                      | 71,320           | 109,290          | 105,906         | 1.03                      |
| 2808         | 40,950                                      | 133,200          | 174,150          | 106,197         | 1.64                      |
| Street Area  |   |                  |                  | 259,176         |                           |
| <b>Total</b> | <b>\$235,350</b>                            | <b>\$472,090</b> | <b>\$708,440</b> | <b>956,506</b>  | <b>\$ .74</b>             |

Various data collected by the Real Property Inventory, pertinent to the blocks that make up this project, are as follows:

| Housing Data                              | Block Numbers |      |      |      |      |      | Total |
|---|---------------|------|------|------|------|------|-------|
|   | 2803          | 2804 | 2805 | 2806 | 2807 | 2808 |       |
| Number of persons                         | 407           | 331  | 0    | 0    | 44   | 560  | 1342  |
| Number of Families                        | 78            | 72   | 0    | 0    | 8    | 123  | 281   |
| No. of Family Units                       |               |      |      |      |      |      |       |
| Occupied                                  | 78            | 70   | 0    | 0    | 8    | 120  | 276   |
| Vacant                                    | 1             | 10   | 0    | 0    | 1    | 9    | 21    |
| Without private in-<br>door water closets | 0             | 0    | 0    | 0    | 0    | 9    | 9     |
| Without tubs or<br>shower baths           | 11            | 46   | 0    | 0    | 9    | 104  | 170   |
| With only cold<br>running water           | 19            | 45   | 0    | 0    | 8    | 75   | 147   |
| No. of Dwellings                          | 52            | 51   | 0    | 0    | 5    | 58   | 166   |
| Without basement                          | 19            | 18   | 0    | 0    | 3    | 41   | 81    |
| 31 years or more                          | 47            | 48   | 0    | 0    | 5    | 57   | 157   |

1/23/35.

SECTION V.

Architectural sketches

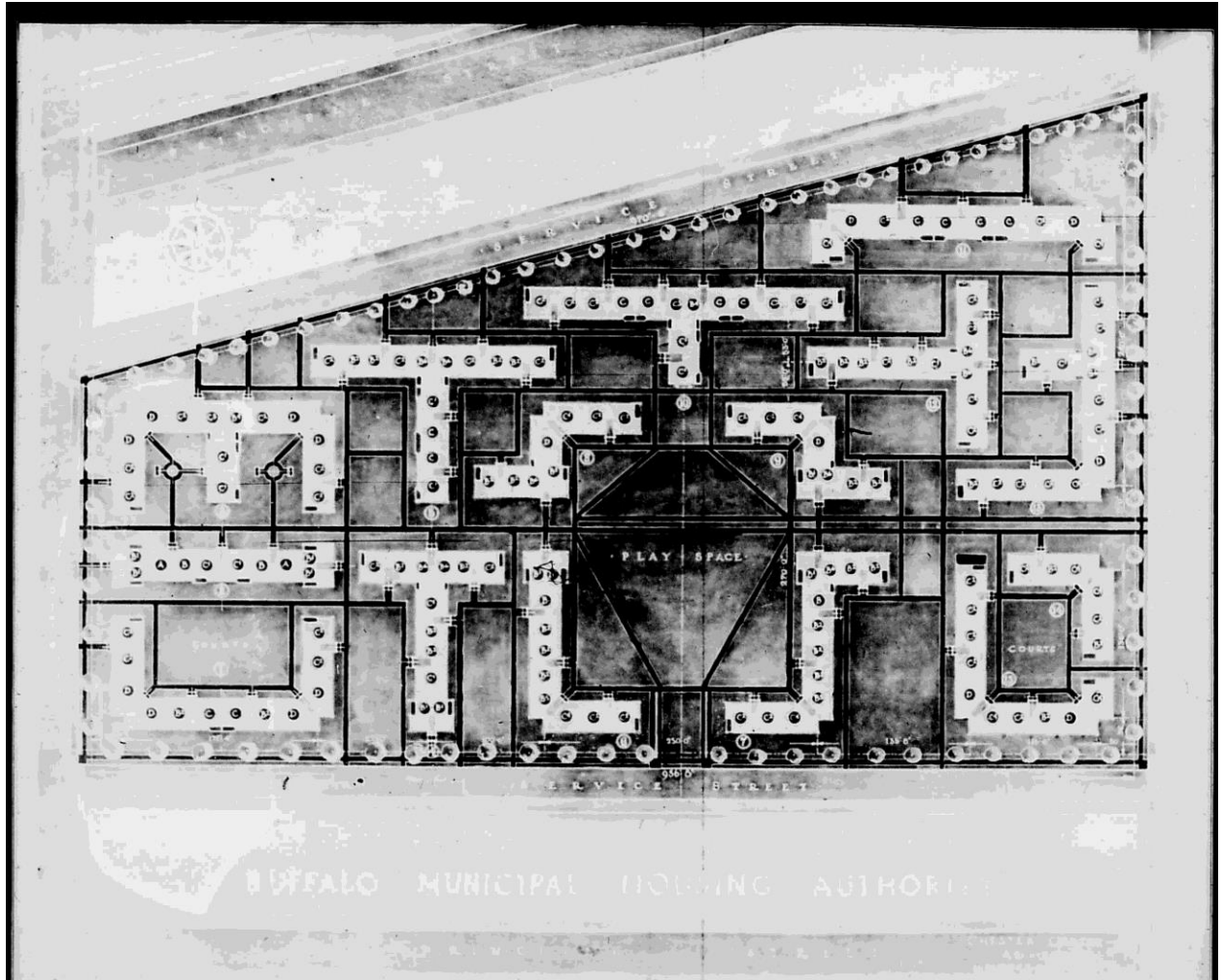
ARCHITECTURAL SKETCHES.

There are attached the following sketches; prepared by Mr. Chester Oakley. (See Part III).

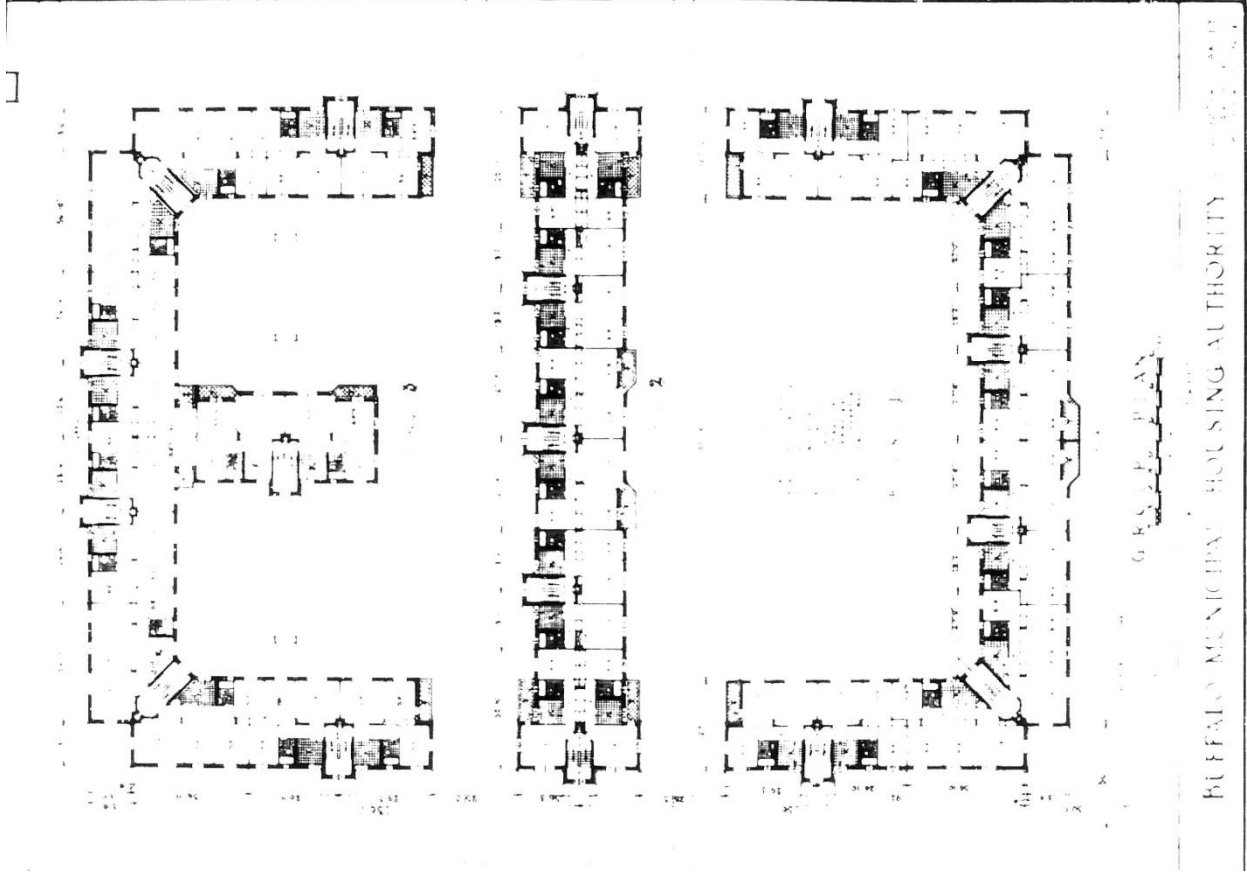
1. Plot Plan.
2. Birds Eye View.
3. Plan of Three Buildings.
- 4-5-6-7. Typical Apartment Layouts.
8. Elevation and Sections.

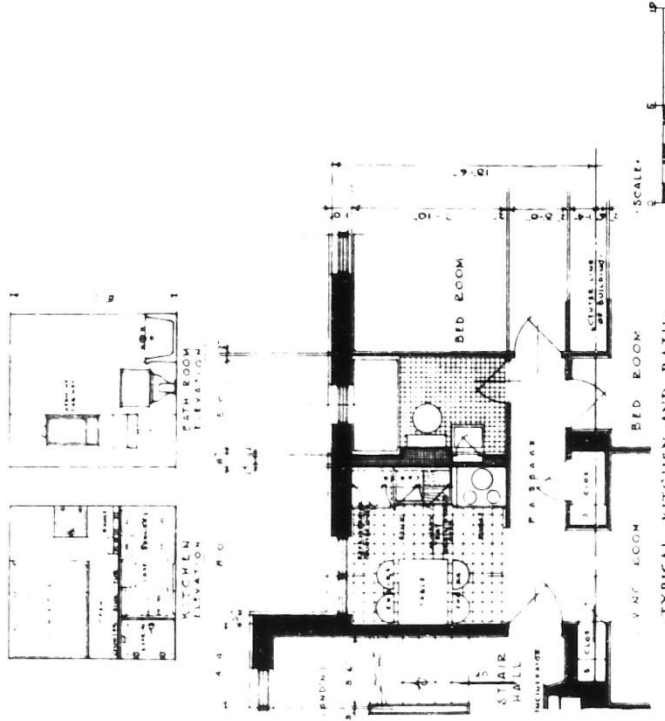
1/22/35.



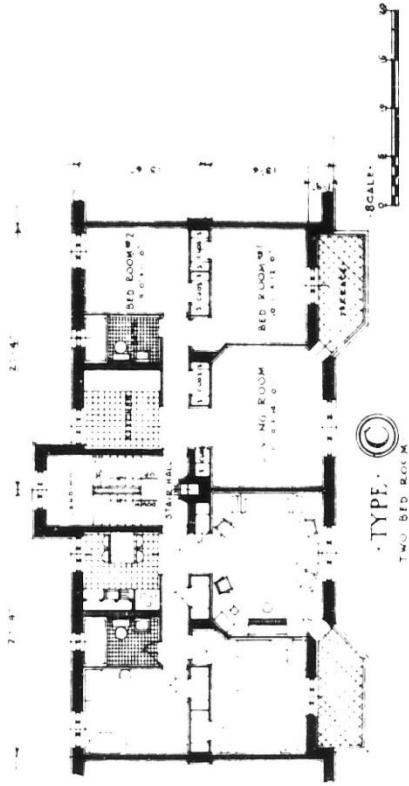








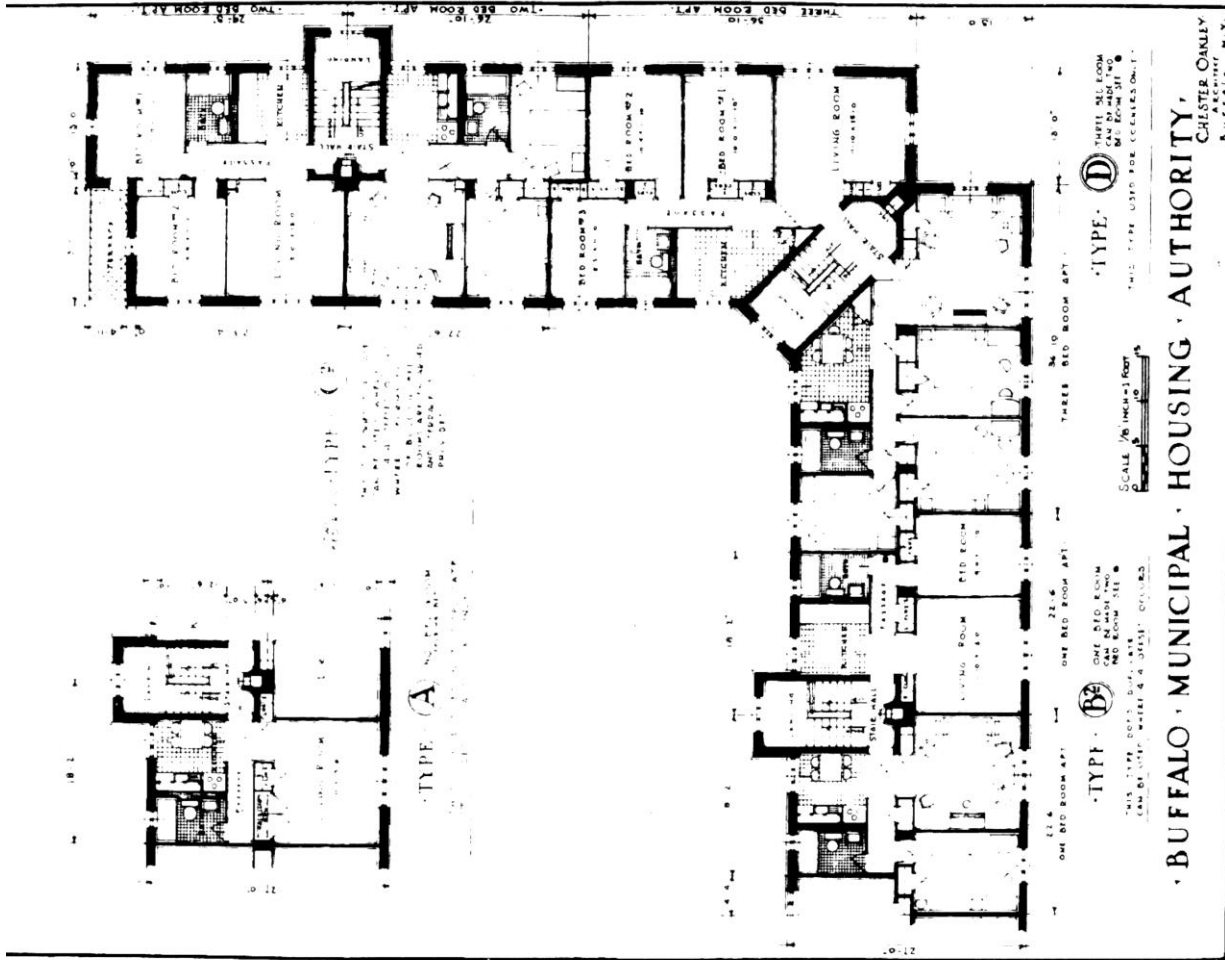
TYPICAL KITCHEN AND BATH



TYPE C  
TWO BED ROOM

BUFFALO MUNICIPAL HOUSING AUTHORITY  
 CHESTER OAKLEY  
 ARCHITECT  
 BUFFALO N. Y.





**TYPE A** ONE BED ROOM APT.  
 22'-6" x 16'-1"

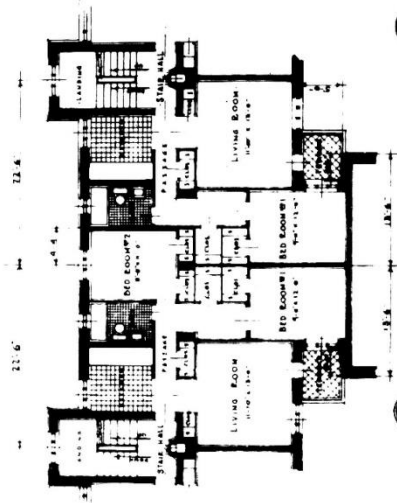
**TYPE B** ONE BED ROOM APT. WITH LIVING ROOM  
 22'-6" x 16'-1"

**TYPE C** TWO BED ROOM APT.  
 26'-10" x 26'-10"

SCALE: 1/8" = 1'-0"  
 THIS TYPE USED FOR OFFICES ONLY

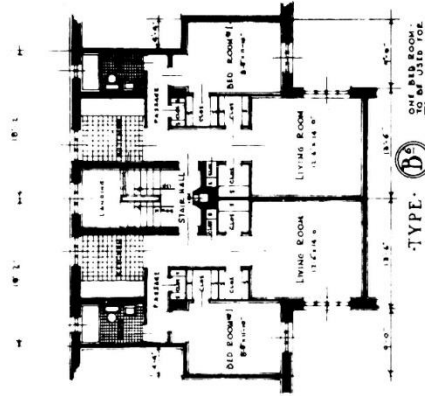
**BUFFALO MUNICIPAL HOUSING AUTHORITY**  
 CHESTER OAKLEY  
 ARCHT.  
 BUFFALO, N.Y.





TYPE C  
TWO BED ROOM  
TO BE USED FOR  
1 UNIT

TYPE B  
ONE BED ROOM  
TO BE USED FOR  
2 UNITS

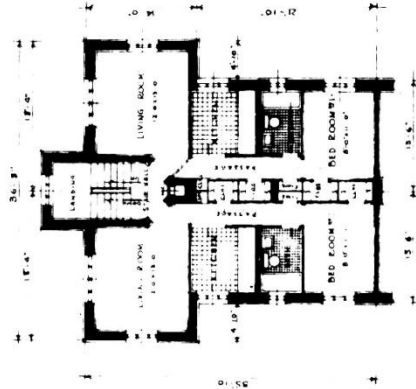


TYPE B  
ONE BED ROOM  
TO BE USED FOR  
2 UNITS

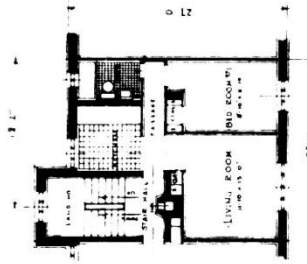


BUFFALO MUNICIPAL HOUSING AUTHORITY  
 CHRYSLER OAKLEY  
 S. P. L. N. Y.





TYPE B  
ONE AND ONE-HALF ROOM UNIT  
FOR RENTAL ONLY

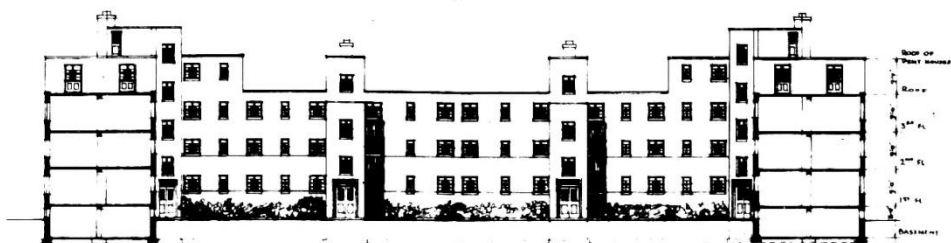


TYPE B  
ONE ROOM UNIT  
FOR RENTAL ONLY



BUFFALO MUNICIPAL HOUSING AUTHORITY  
 CHESTER OAKLEY  
 ARCHITECT  
 BUFFALO, N.Y.





ELEVATION  
COURT SIDE  
BUILDING 'A'



TYPICAL ELEVATION  
STREET SIDE BUILDING 'A'  
SCALE 1" = 10' FEET

" BUFFALO MUNICIPAL HOUSING AUTHORITY "

CHESTER GARLBY  
ARCHITECT  
BUFFALO, N. Y.





SECTION VI.

Estimated Costs.

1/22/35.

Summary of Estimated Costs,  
Earnings, Operating Expenses,  
Amortization and Reserve for  
Five of the Projects

|     |  |                    |
|-----|--|--------------------|
| 1-  | Preliminary expense, inclusive of survey, search, State Housing approval, test pits, preparation of application, legal, expenses to Washington, etc. | \$ 25,000          |
| 2-  | 2,160,000 sq.ft. of land @ \$1.00 sq. ft.  | 2,160,000          |
| 3-  | 16,497,000 cu.ft. Housing) 30¢ cu. ft.<br>4,513,500 " " Basement)  | 6,303,150          |
| 4-  | Landscaping, walks, driveways, etc.  | 200,000            |
| 5-  | Equipment, inclusive of shades, screens, etc.  | 100,000            |
| 6-  | Architect Fees   | 250,000            |
| 7-  | General Administration, inclusive of management and rental during construction period.   | 75,000             |
| 8-  | Interest during construction   | 125,000            |
| 9-  | Taxes during construction  | 25,000             |
| 10- | Contingencies  | 125,000            |
| 11- | Maintenance until rented   | 25,000             |
|     |  | <u>\$9,413,150</u> |
|     | Less Government Grant of approximately 26% of overall expense.   | <u>2,447,420</u>   |
|     | Net cost of 5 projects to Housing Authority  | <u>\$6,965,730</u> |

Earnings:

|   |                  |
|---|------------------|
| 9210 rooms @ \$6.50 P.R.P.W.            | \$718,380        |
| 150 Pent Houses @ \$400.00<br>per annum | <u>60,000</u>    |
|   | <u>\$778,380</u> |
| Less Vacancies (assumed 5%)             | <u>38,920</u>    |

Total earnings Five Projects \$739,460

Operating Expenses:

|   |                  |
|---|------------------|
| Financing:- 3%  | \$203,970        |
| Service charge by City 5% of income                     | 36,975           |
| Maintenance of 9260 rooms @ \$35.00 per room, per annum | <u>338,100</u>   |
| Total operating expenses <u>Five Projects</u>           | <u>\$584,045</u> |
| For amortization and reserve                            | <u>\$155,415</u> |

Note: See following pages for details of One Project.

1/23/35.



Estimated Costs

One Project Only

The preliminary drawings contemplate projects of 498 Apartments, each containing:

|                            |     |
|----------------------------|-----|
| Living Rooms               | 498 |
| Bath Rooms                 | 498 |
| Single Bed Room Apartments | 183 |
| Double Bed Room Apartments | 264 |
| Triple Bed Room Apartments | 45  |
| Kitchenettes               | 498 |

The total number of rooms, exclusive of Bath Rooms, is 1842

In addition it is contemplated to build approximately 30 Pent Houses, provision for which is included in the estimate.

|   |                     |
|---|---------------------|
| 1- Preliminary expense, inclusive of survey, search, State Housing approval, test pits, preparation of application, legal, expenses to Washington, etc. | \$ 5,000.           |
| 2- 432,000 sq.ft. of land @ \$1.00 sq.ft.   | 432,000.            |
| 3- 3,299,400 cu.ft. Housing)) 30% cu.ft.<br>902,700 " " Basement)   | 1,260,630.          |
| 4- Landscaping, walks, driveways, etc.  | 40,000.             |
| 5- Equipment, inclusive of shades, screens, etc.  | 20,000.             |
| 6- Architect Fees   | 50,000.             |
| 7- General Administration, inclusive of management and rental during construction period  | 15,000.             |
| 8- Interest during construction   | 25,000.             |
| 9- Taxes during construction  | 5,000.              |
| 10- Contingencies   | 25,000.             |
| 11- Maintenance until rented  | 5,000.              |
|   | <u>\$1,882,630.</u> |
| Less Government Grant of approximately 26% of overall expense.  | <u>489,484.</u>     |
| Net cost of <u>One Project</u> to Housing Authority   | \$1,393,146.        |



Earnings:

|  |                           |
|--|---------------------------|
| 1842 Rooms @ \$6.50 P.R.P.M.             | \$143,676.                |
| 30 Pent Houses @ \$400.00<br>per annum   | <u>12,000.</u><br>155,676 |
| Less Vacancies (assumed 5%)              | <u>7,784.</u>             |
| Total annual earnings <u>One Project</u> | \$147,892                 |

Operating Expenses:

|   |                   |
|---|-------------------|
| Financing:- 3%  | \$ 41,794.        |
| Service charge by City 5%<br>of income                    | 7,395.            |
| Maintenance of 1932 rooms @<br>\$35.00 per room per annum | <u>67,620.</u>    |
| Total annual costs <u>One Project</u>                     | <u>\$116,809.</u> |
| For amortization and reserve                              | <u>\$31,083.</u>  |

The following data are supplemental to estimates:

- 1- Land occupancy, inclusive of vacated street areas 21½%
- 2- Basement Yes
- 3- Number of floors above basement 3
- 4- Height of buildings above grade 30'6"
- 5- Distance between units (End) 25'0"
- 6- Minimum court 60'0"
- 7- Stores -(available in immediate area) None
- 8- Fire-proof Yes
- 9- Ceiling height (Clear) 8'6½"
- 10- Basement height (Clear) 7'6½"
- 11- The main features of construction are:  
 Concrete foundation walls; exterior walls brick and back-up block (wall bearing); floors concrete slab and beam supported on concrete column at center; concrete stairs enclosed with tile wall; partitions channel and metal lath plastered; dividing partitions tile.
- 12- Central heating plant Yes
- 13- Doors leading to apartments from stair halls Kalamein
- 14- All other doors, window frames and trim Wood
- 15- Incinerators for garbage Yes
- 16- Ranges Electric
- 17- Refrigeration Electric
- 18- Room exposure (one project) exclusive of Pent Houses

|               | Exposure |     |     |     |
|---------------|----------|-----|-----|-----|
|               | N.       | E.  | W.  | S.  |
|               | Rooms    |     |     |     |
| Living Room - | 0        | 123 | 114 | 261 |
| Bedroom       | 192      | 201 | 201 | 252 |
| Kitchen       | 261      | 111 | 99  | 27  |

- 19- Dimensions and area:

Kitchen 7'10" x 8'0"

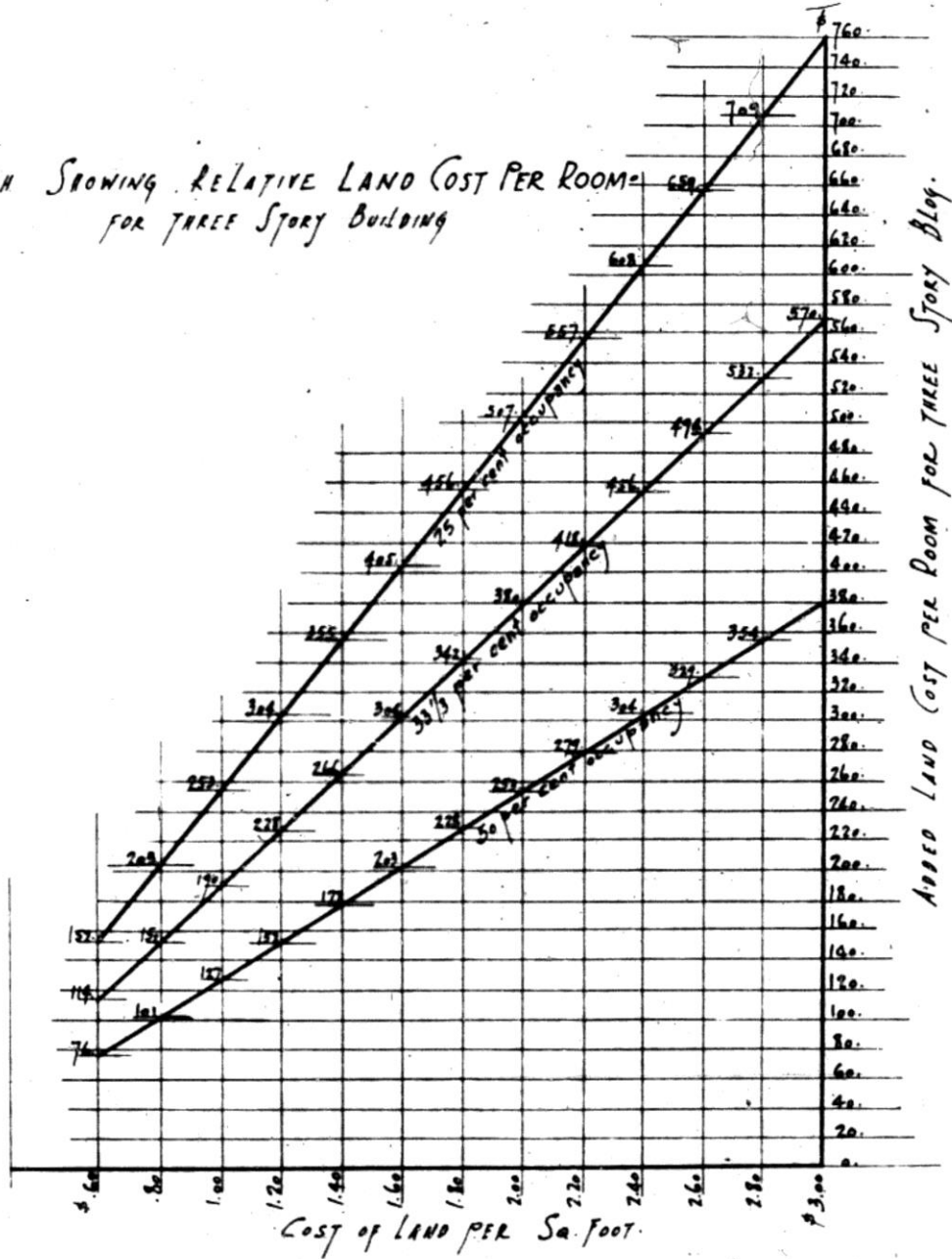
1/23/35.



19- Dimensions and area (cont'd)

|             |                |
|-------------|----------------|
| Living Room | 11'10" x 15'0" |
|             | 11'10" x 13'0" |
|             | 13'0" x 13'0"  |
|             | 11'10" x 14'6" |
| Bedroom     | 10'6" x 11'10" |
|             | 10'0" x 12' 0" |
|             | 9'0" x 11'10"  |
|             | 8'5" x 11' 0"  |

• GRAPH SHOWING RELATIVE LAND COST PER ROOM FOR THREE STORY BUILDING



ADDED LAND COST PER ROOM FOR THREE STORY BLDG.

Buffalo Municipal Housing  
Authority  
1017 City Hall



CHART SHOWING RELATIVE LAND COST PER ROOM —  
FOR THREE STORY BUILDING

|        | OCCUPANCY                             |   |                                       | RATE OF INCREASE PER RM |
|--------|---------------------------------------|---|---------------------------------------|-------------------------|
|        | 50%                                   | 33 1/3%                                   | 25%                                   |                         |
| \$3.00 | \$380.                                | \$570.                                    | \$760.                                | \$190.                  |
| 2.80   | 354.                                  | 532.                                      | 709.                                  | 178.                    |
| 2.60   | 329.                                  | 494.                                      | 659.                                  | 165.                    |
| 2.40   | 304. (25% for every 20 cent increase) | 456. (33 1/3% for every 20 cent increase) | 608. (25% for every 20 cent increase) | 152.                    |
| 2.20   | 279.                                  | 418.                                      | 557.                                  | 139.                    |
| 2.00   | 253.                                  | 380.                                      | 507.                                  | 127.                    |
| 1.80   | 228.                                  | 342.                                      | 456.                                  | 114.                    |
| 1.60   | 203.                                  | 304.                                      | 405.                                  | 101.                    |
| 1.40   | 177.                                  | 266.                                      | 355.                                  | 89.                     |
| 1.20   | 152.                                  | 228.                                      | 304.                                  | 76.                     |
| 1.00   | 127.                                  | 190.                                      | 253.                                  | 63.                     |
| .80    | 101.                                  | 152.                                      | 203.                                  | 51.                     |
| .60    | 76.                                   | 114.                                      | 152.                                  | 38.                     |
|        |                                       |   |                                       |                         |
|        |                                       |   |                                       |                         |

COST OF LAND PER SQ. FOOT

Buffalo Municipal Housing  
AUTHORITY.  
1017 CITY HALL

